

# Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Snoqualmie, Preston, and Fall City / 75

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 1084

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$129,100	\$273,500	\$402,600	\$413,900	97.3%	7.34%
<b>2005 Value</b>	\$133,000	\$278,900	\$411,900	\$413,900	99.5%	6.98%
<b>Change</b>	+\$3,900	+\$5,400	+\$9,300		+2.2%	-0.36%
<b>% Change</b>	+3.0%	+2.0%	+2.3%		+2.3%	-4.90%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.36% and -4.90% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$141,600	\$269,400	\$411,000
<b>2005 Value</b>	\$146,000	\$275,300	\$421,300
<b>Percent Change</b>	+3.1%	+2.2%	+2.5%

Number of one to three unit residences in the Population: 4003

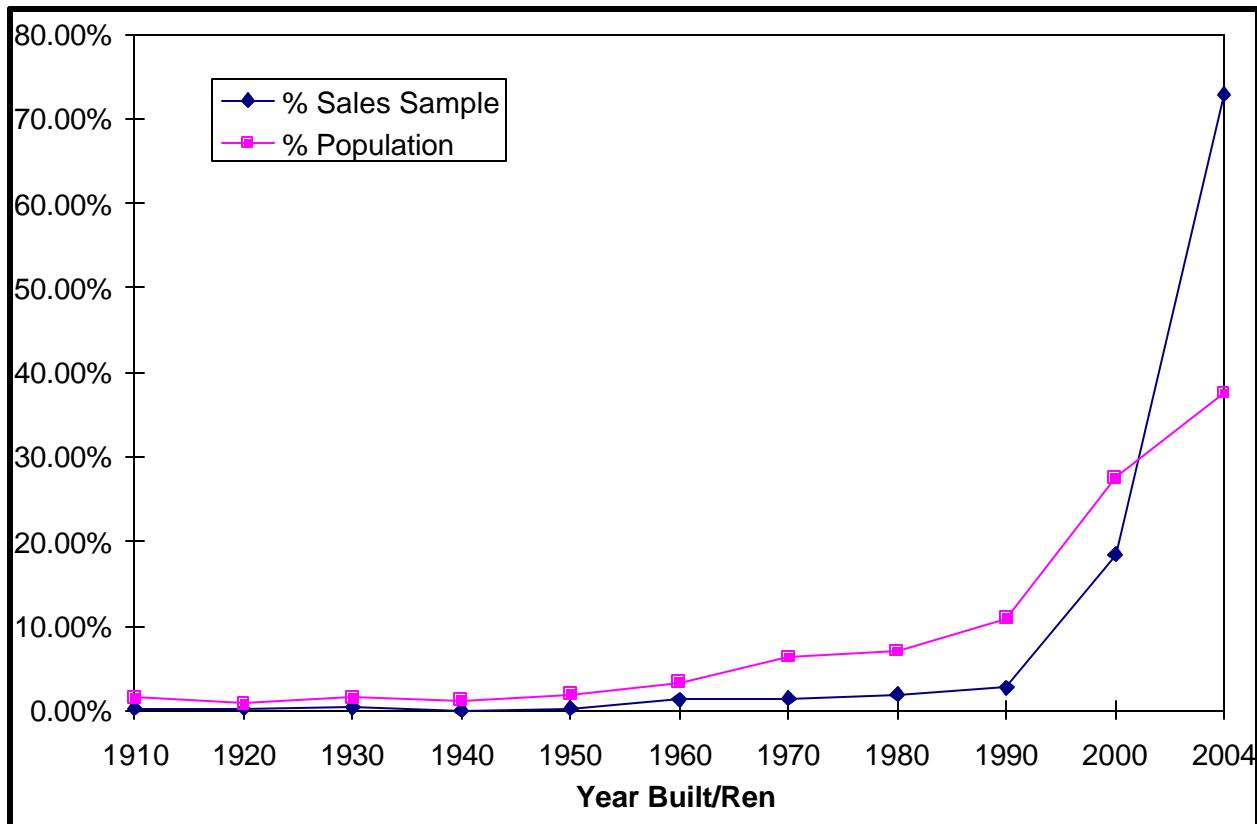
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Snoqualmie Ridge with Major Numbers = 785217, 785218, 785219, 785321, 785322 and grade 12 or 13 homes had higher average ratios (Assessed Value/Sales Price) than other homes, so the formula adjusts these properties downward thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.28%
1920	2	0.18%
1930	4	0.37%
1940	1	0.09%
1950	3	0.28%
1960	14	1.29%
1970	16	1.48%
1980	21	1.94%
1990	30	2.77%
2000	200	18.45%
2004	790	72.88%
	1084	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	61	1.52%
1920	34	0.85%
1930	64	1.60%
1940	48	1.20%
1950	79	1.97%
1960	135	3.37%
1970	254	6.35%
1980	282	7.04%
1990	438	10.94%
2000	1104	27.58%
2004	1504	37.57%
	4003	



Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

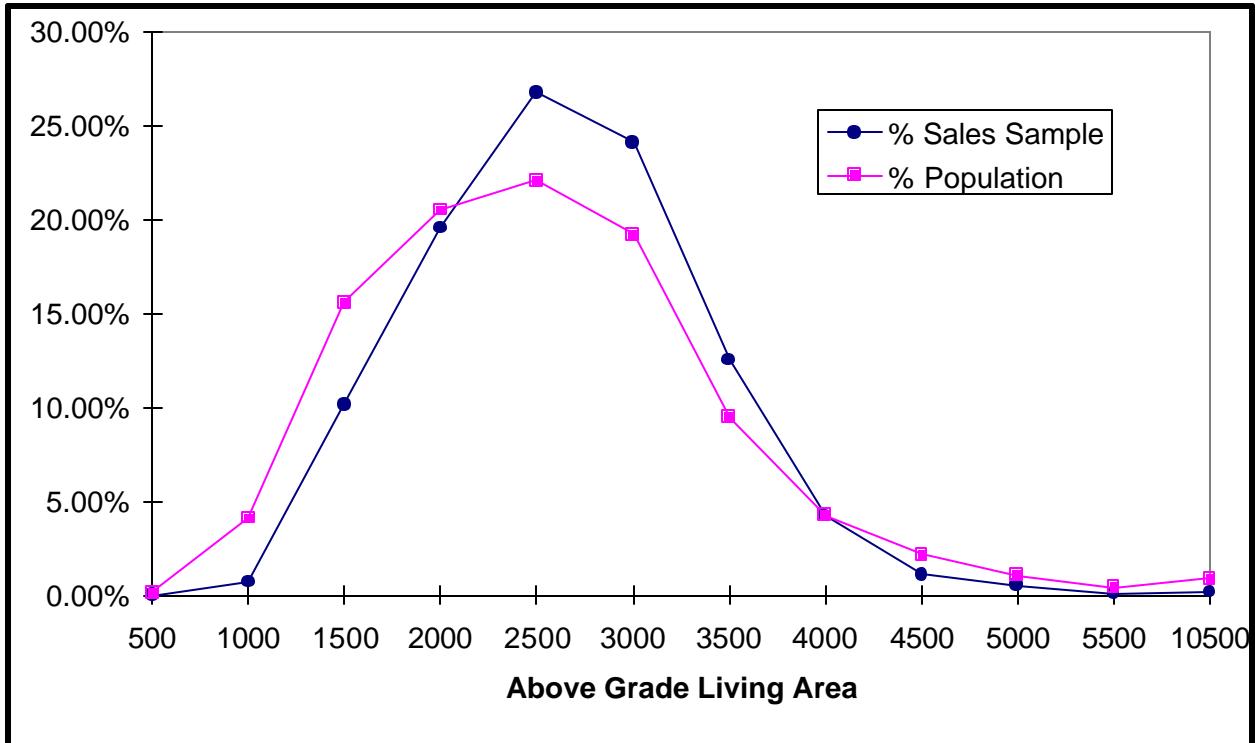
## **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	0.74%
1500	110	10.15%
2000	212	19.56%
2500	290	26.75%
3000	261	24.08%
3500	136	12.55%
4000	46	4.24%
4500	12	1.11%
5000	6	0.55%
5500	1	0.09%
10500	2	0.18%
	1084	

**Population**

AGLA	Frequency	% Population
500	6	0.15%
1000	165	4.12%
1500	624	15.59%
2000	821	20.51%
2500	883	22.06%
3000	769	19.21%
3500	379	9.47%
4000	170	4.25%
4500	88	2.20%
5000	43	1.07%
5500	18	0.45%
10500	37	0.92%
	4003	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

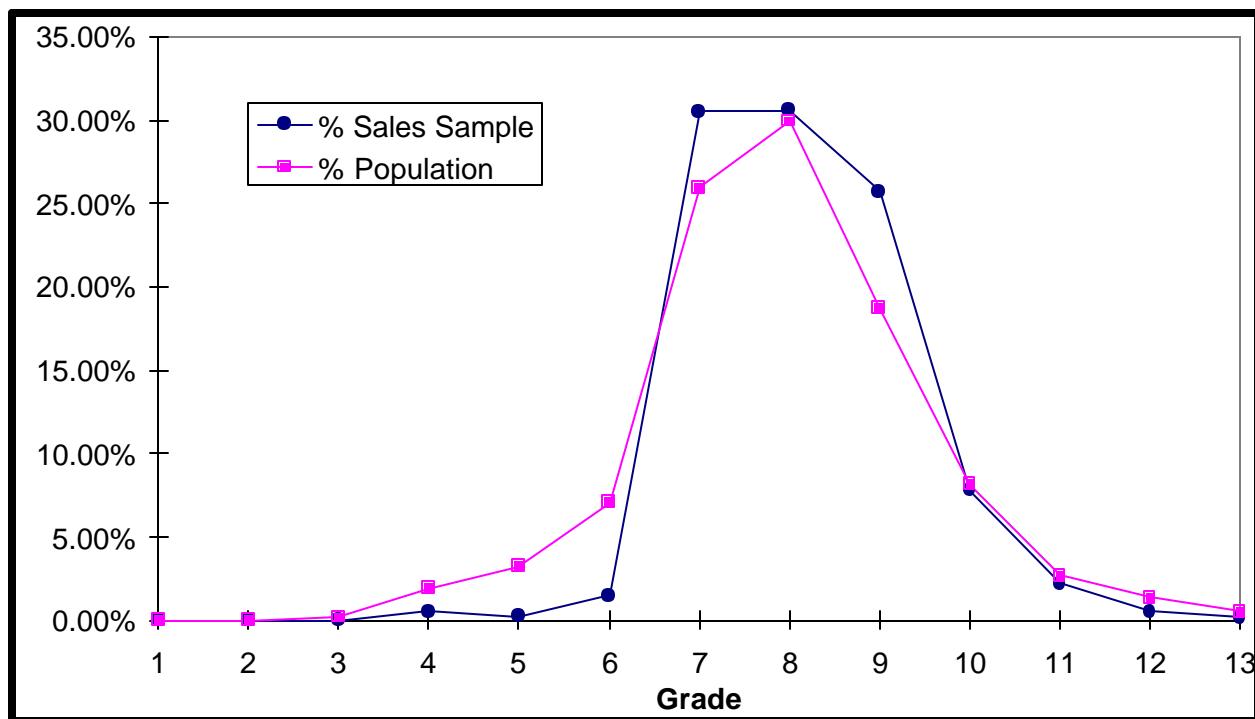
### **Sales Sample Representation of Population - Grade**

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.55%
5	3	0.28%
6	16	1.48%
7	331	30.54%
8	332	30.63%
9	279	25.74%
10	85	7.84%
11	24	2.21%
12	6	0.55%
13	2	0.18%
		1084

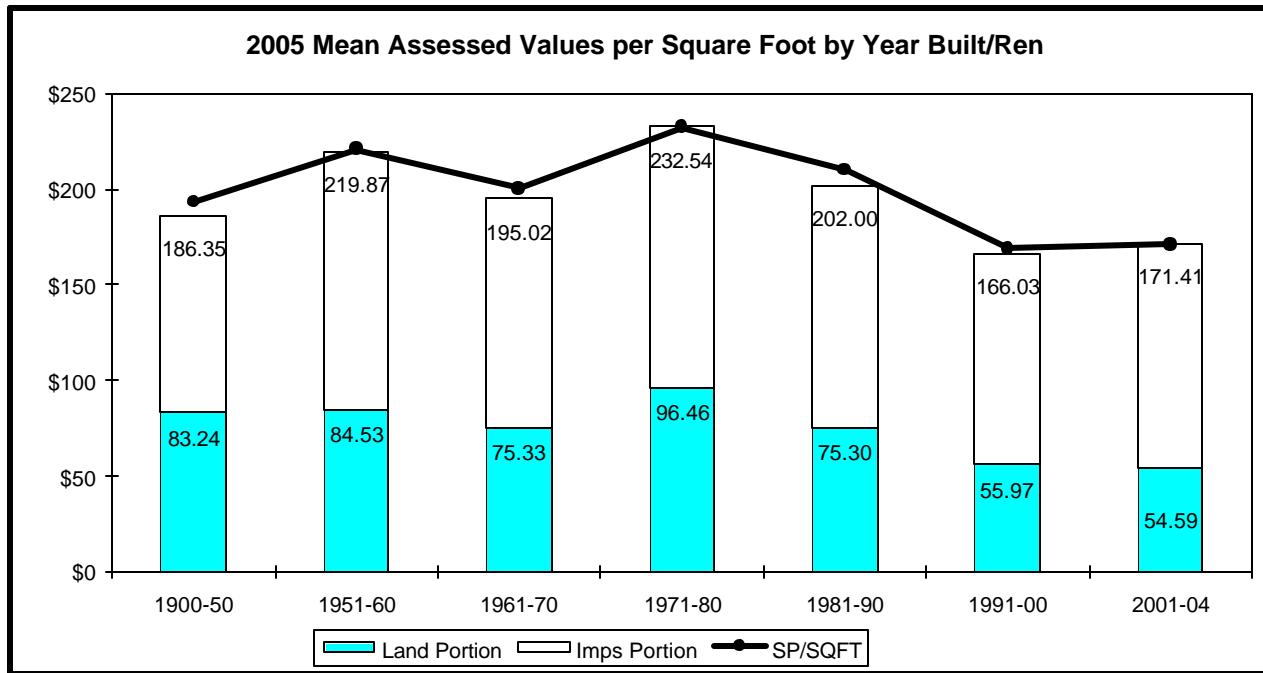
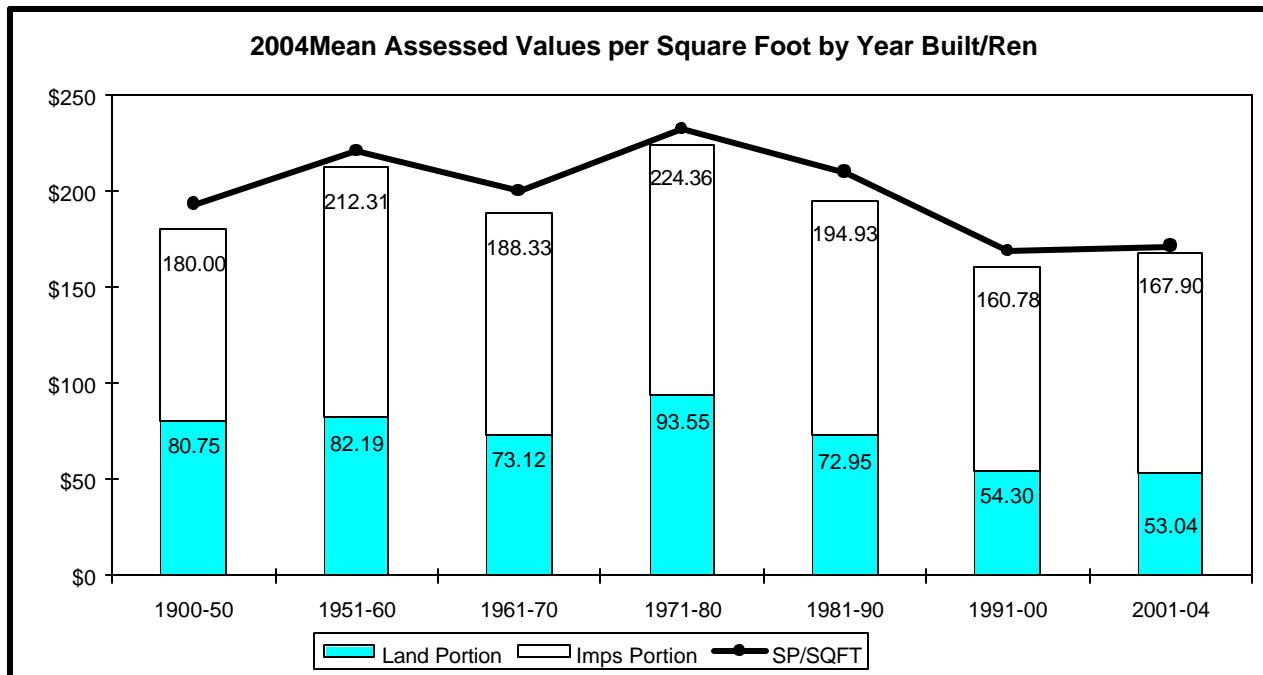
**Population**

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	9	0.22%
4	77	1.92%
5	131	3.27%
6	284	7.09%
7	1040	25.98%
8	1200	29.98%
9	750	18.74%
10	327	8.17%
11	108	2.70%
12	55	1.37%
13	21	0.52%
		4003



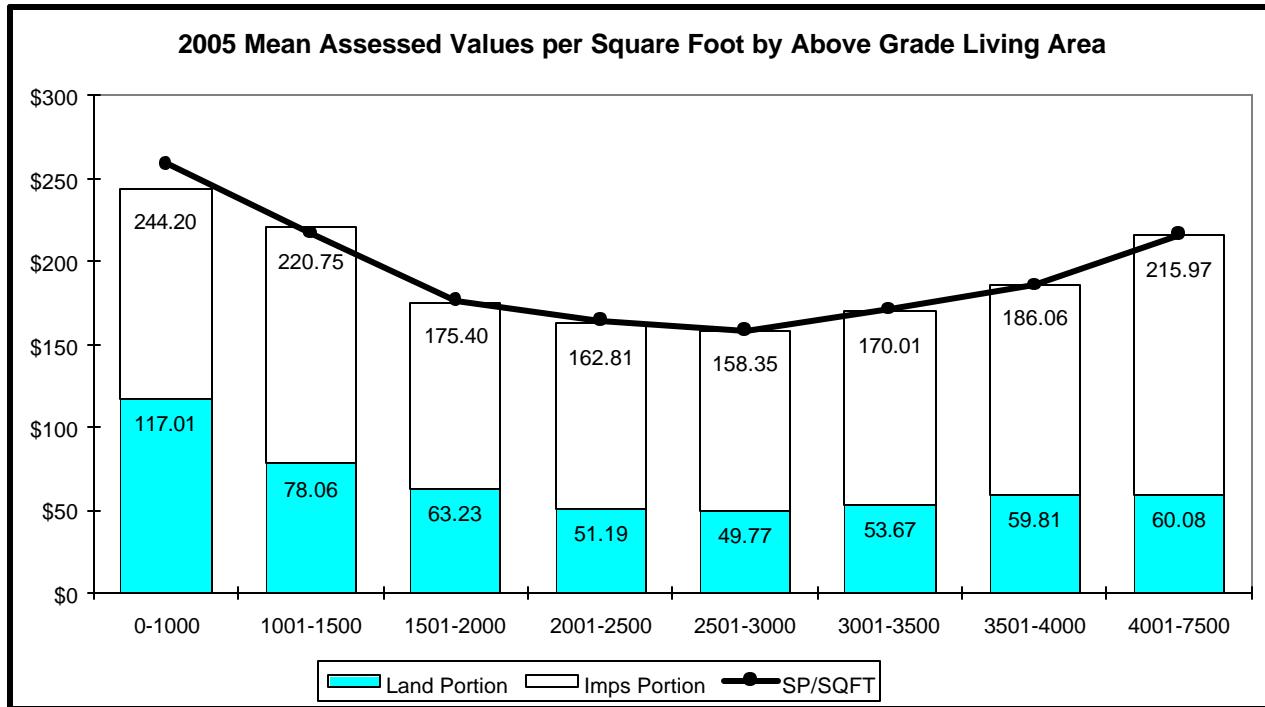
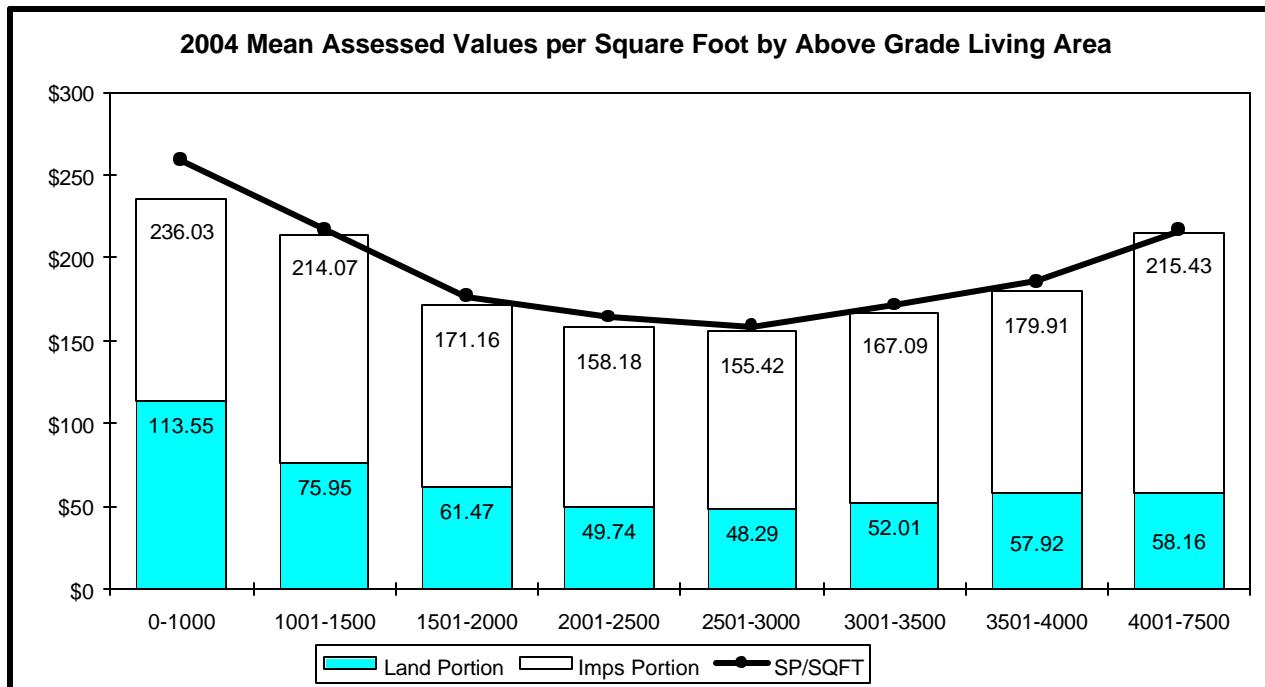
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



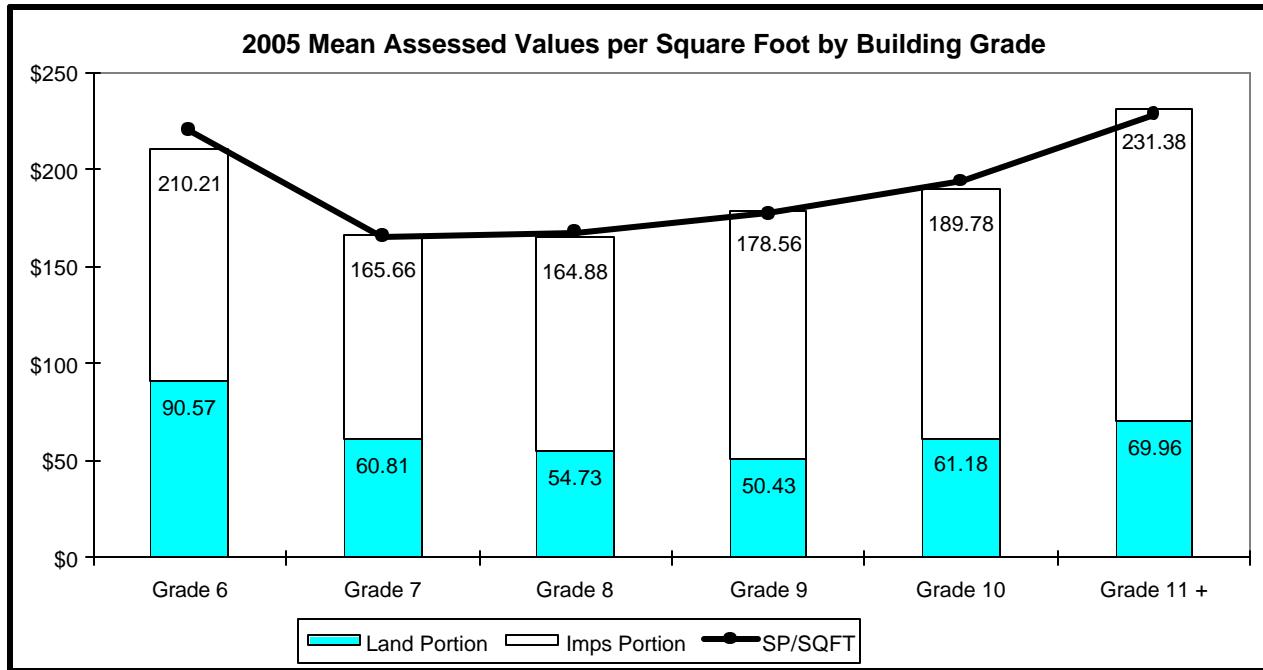
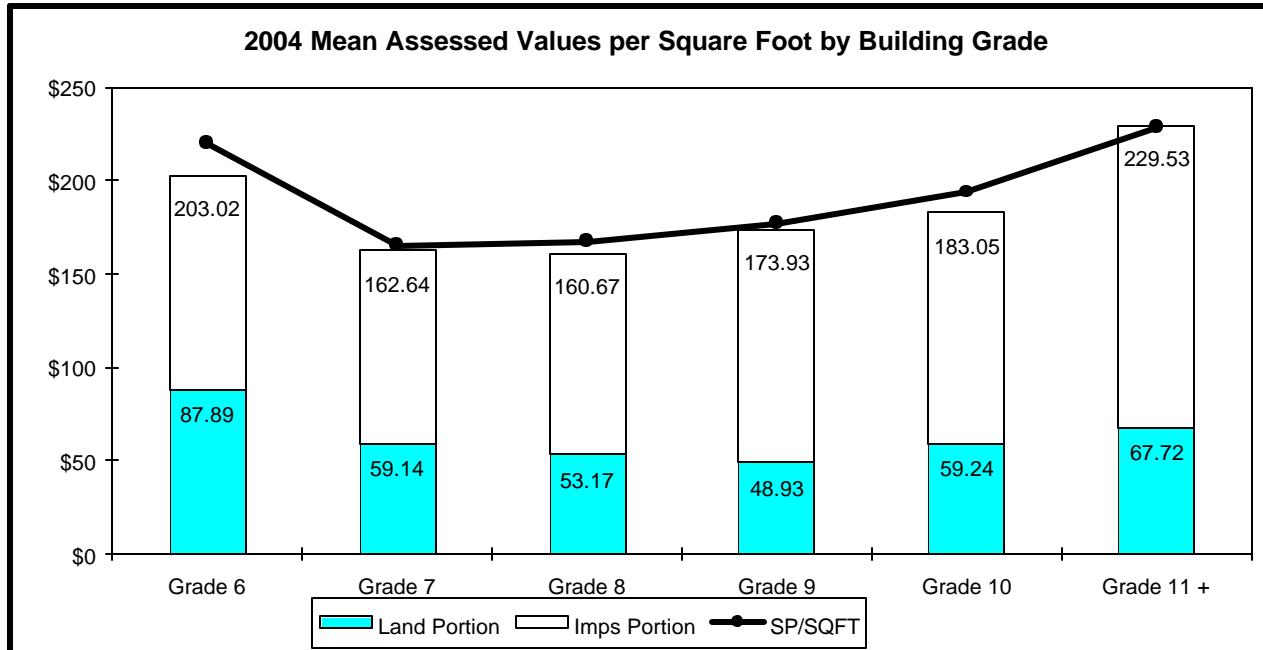
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**

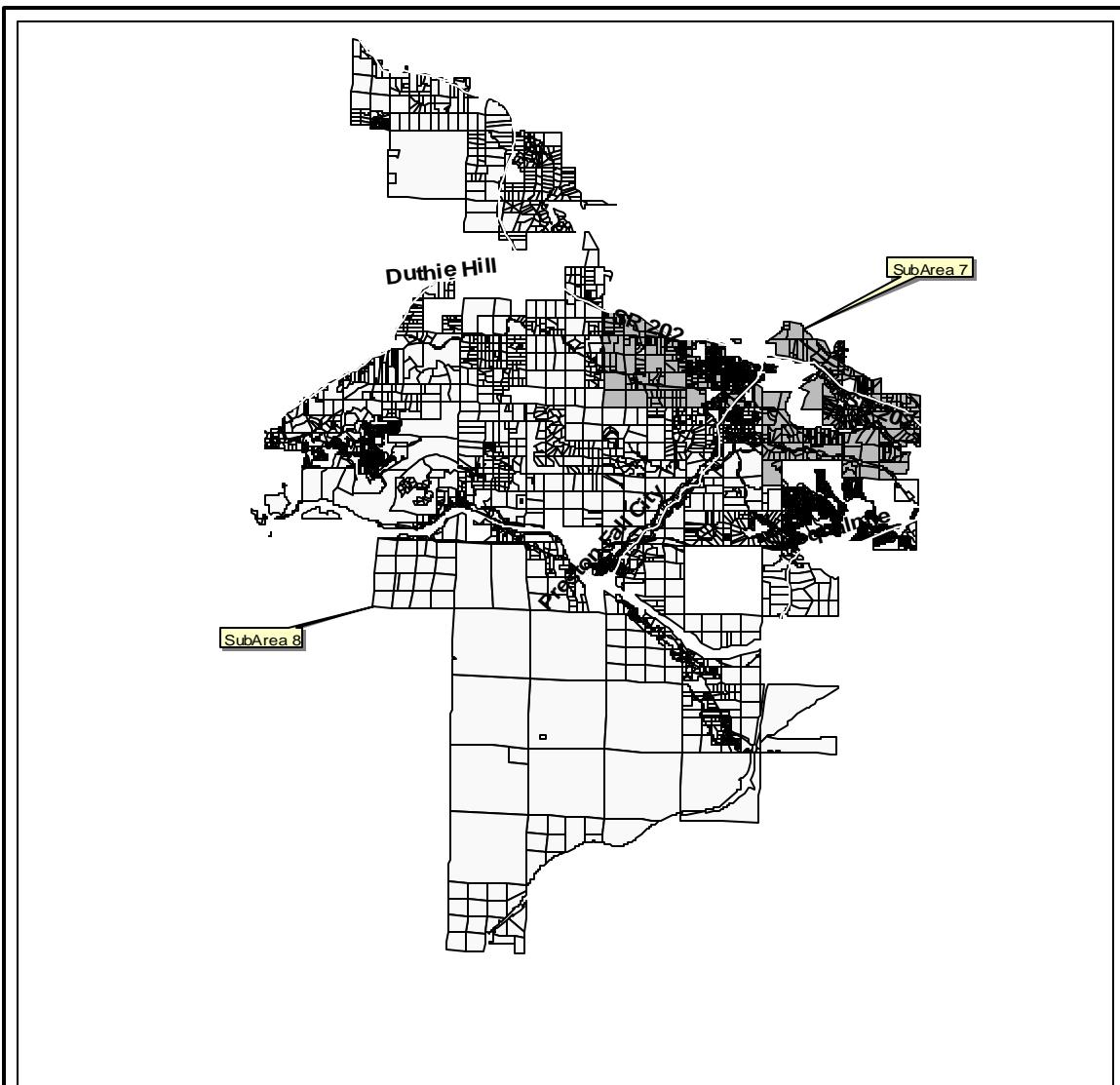


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 75

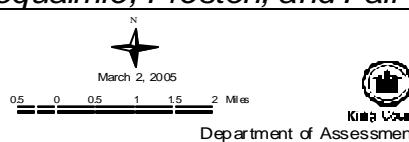
*Snoqualmie, Preston, and Fall City*

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

King County shall not be liable for damages, including, but not limited to, direct, incidental, or consequential damages (including, but not limited to, lost revenues or lost profits) resulting from the use or misuse of the information contained on this map.

All rights reserved. Reproduction of this map is prohibited except by written permission of King County.

File Name: WM\cl\data\area\75\map\area75.shp



**Legend**  
 Area75streets.shp  
 Subarea 7.shp  
 ■ 7  
 SubArea 8.shp  
 ■ 8

## **Annual Update Process**

### ***Personnel & Participation***

The Annual Update report and analysis were produced by Will H. Mathews, District Senior Appraiser. The process and results were reviewed by the Appraisal Team Lead Appraiser, Jeff Darrow and by Debra Prins, Residential Division Director.

### ***Data Utilized***

Available sales closed from 1/1/2003 through 11/10/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed on 01/19/2005 to test the resultant assessment level using later 2004 sales. There were 43 additional sales. The weighted mean ratio dropped from 99.5 to 99.1 for single family residences. The changes are insignificant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were only 4 vacant land sales available for this analysis. Based on the **4** usable land sales in the area, their 2004 Assessment Year assessed values, supplemented by the value increase in sales of improved parcels, and in consultation with the lead appraiser for the area, a market adjustment was derived. This resulted in an overall **3 %** increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x **1.035**, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1084** usable residential sales in the area.

## **Improved Parcel Update (continued)**

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Snoqualmie Ridge with Major Numbers = 785217, 785218, 785219, 785321, 785322 and grade 12 or 13 homes had higher average ratios (Assessed Value/Sales Price) than other homes, so the formula adjusts these properties downward thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9638057 + (5.443654E-02 * \text{If Major Numbers} = 785217, 785218, 785219, 785321, \text{and } 785322) + (.1087317 * \text{If Grades} = 12 \text{ or } 13).$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.02)
  - \*If a house and mobile home exist, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.02).
  - \*If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value (2005 Land Value + Previous Improvement Value \* 1.02).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded "% net condition", "Obsolescence" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

## **Mobile Home Update**

There were only 4 mobile home sales not enough for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.02, \text{ with results rounded down to the next } \$1,000$$

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

## Area 75 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

3.76%

#### Snoqualmie Ridge,

Majors = 785217,

785218, 785219,

785321 and 785322

Yes

% Adjustment

-5.55%

#### Grades 12 and 13

Yes

% Adjustment

-10.52%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 12 or 13 home would approximately receive a 6.76% downward adjustment (3.76% - 10.52%).

A home located in Snoqualmie Ridge with Major Numbers = 785217, 785218, 785219, 785321, and 785322 would approximately receive a 1.79% downward adjustment (3.76% - 5.55%).

90 % of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

	# Sales	# in Population	% of total Population
Grades 12 and 13	8	76	1.9
Snoqualmie Ridge			
Major numbers =			
785217	82	83	2.2
785218	67	78	1.9
785219	36	47	1.2
785321	17	22	.5
785322	20	80	2.0

### Area 75 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
785217 thru 785322	Snoqualmie Ridge Plats 7, 8, 11 and 12	222	310	71.6%	NW 25-04- 07 thru SW 25- 04 -07	8	7-9	2003 thru 2004	Snoqualmie Parkway

## Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	25	0.918	0.951	3.6%	0.905	0.997
7	331	0.984	1.000	1.7%	0.994	1.007
8	332	0.960	0.982	2.3%	0.975	0.989
9	279	0.984	1.009	2.6%	1.001	1.017
10	85	0.945	0.979	3.7%	0.962	0.997
>=11	32	1.004	1.009	0.5%	0.976	1.042
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	13	0.915	0.948	3.5%	0.879	1.016
1951-1970	30	0.954	0.988	3.6%	0.951	1.025
1971-1980	21	0.972	1.008	3.6%	0.965	1.051
1981-1990	30	0.946	0.980	3.6%	0.937	1.024
1991-2000	200	0.959	0.987	2.9%	0.976	0.997
2001-2004	790	0.979	0.998	2.0%	0.994	1.003
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	2	0.861	0.892	3.6%	0.005	1.779
Average	1061	0.973	0.996	2.3%	0.991	1.000
Good	21	0.938	0.969	3.2%	0.918	1.020
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	68	0.947	0.981	3.6%	0.956	1.007
1.5	13	0.890	0.922	3.6%	0.862	0.983
2	981	0.974	0.996	2.2%	0.992	1.000
2.5	4	1.092	1.079	-1.2%	0.844	1.315
3	18	0.997	1.019	2.2%	1.003	1.035
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	8	0.914	0.946	3.5%	0.825	1.067
1001-1500	110	0.987	1.017	3.1%	1.005	1.028
1501-2000	212	0.969	0.993	2.4%	0.984	1.002
2001-3000	551	0.971	0.994	2.4%	0.988	0.999
3001-4000	182	0.972	0.993	2.3%	0.982	1.004
4001-10500	21	0.996	0.996	0.0%	0.956	1.036

## Area 75 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

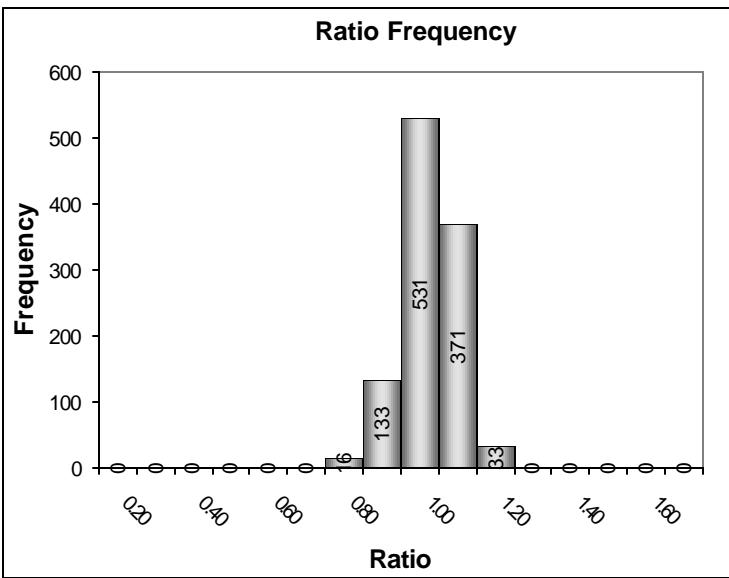
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	952	0.975	0.997	2.3%	0.993	1.002
Y	132	0.963	0.984	2.2%	0.970	0.999
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1075	0.973	0.995	2.3%	0.991	0.999
Y	9	0.948	0.982	3.6%	0.888	1.075
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	66	0.982	1.017	3.6%	1.007	1.027
03000-05000	421	0.974	0.999	2.6%	0.994	1.005
05001-08000	347	0.977	0.994	1.7%	0.987	1.001
12001-16000	35	0.957	0.987	3.1%	0.963	1.011
16001-20000	12	0.984	1.004	2.0%	0.960	1.048
20001-30000	20	0.949	0.983	3.6%	0.933	1.033
30001-43559	12	0.935	0.969	3.6%	0.899	1.040
1AC-3AC	34	0.947	0.982	3.6%	0.944	1.019
3.01AC-30AC	48	0.974	0.994	2.1%	0.963	1.025
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7	60	0.955	0.990	3.6%	0.968	1.012
8	1024	0.974	0.995	2.2%	0.991	1.000
Snoqualmie Ridge, Major Numbers = 785217, 785218, 785219, 785321, and 785322	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	862	0.962	0.994	3.3%	0.990	0.999
Y	222	1.017	0.998	-1.9%	0.991	1.004
Grades 12 and 13	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1076	0.971	0.995	2.5%	0.991	0.999
Y	8	1.079	1.006	-6.8%	0.956	1.055

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> NE / Team - III	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/8/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Snoqualmie and Fall City /75</b>	<b>Appr ID:</b> WMAT	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1084		
<b>Mean Assessed Value</b>	402,600		
<b>Mean Sales Price</b>	413,900		
<b>Standard Deviation AV</b>	150.736		
<b>Standard Deviation SP</b>	153.968		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.976		
<b>Median Ratio</b>	0.977		
<b>Weighted Mean Ratio</b>	0.973		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.763		
<b>Highest ratio:</b>	1.198		
<b>Coefficient of Dispersion</b>	5.79%		
<b>Standard Deviation</b>	0.072		
<b>Coefficient of Variation</b>	7.34%		
<b>Price Related Differential (PRD)</b>	1.003		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.972		
Upper limit	0.982		
<b>95% Confidence: Mean</b>			
Lower limit	0.971		
Upper limit	0.980		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4003		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.072		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	1084		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	530		
# ratios above mean:	554		
Z:	0.729		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



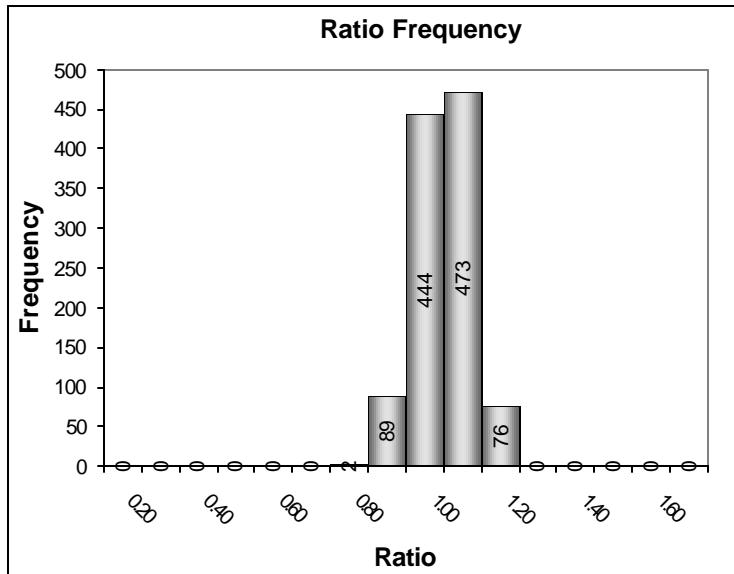
### COMMENTS:

1 to 3 Unit Residences throughout area 75

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> NE / Team - III	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/8/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Snoqualmie and Fall City /75</b>	<b>Appr ID:</b> WMAT	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1084		
<b>Mean Assessed Value</b>	411,900		
<b>Mean Sales Price</b>	413,900		
<b>Standard Deviation AV</b>	151,394		
<b>Standard Deviation SP</b>	153,968		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.001		
<b>Weighted Mean Ratio</b>	0.995		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.791		
<b>Highest ratio:</b>	1.197		
<b>Coefficient of Dispersion</b>	5.36%		
<b>Standard Deviation</b>	0.070		
<b>Coefficient of Variation</b>	6.98%		
<b>Price Related Differential (PRD)</b>	1.003		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.997		
Upper limit	1.005		
<b>95% Confidence: Mean</b>			
Lower limit	0.994		
Upper limit	1.003		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4003		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.070		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	1084		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	529		
# ratios above mean:	555		
Z:	0.790		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 75

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	112407	9023	10/29/04	\$215,000	780	0	4	1924	3	119790	N	N	34349 SE 39TH PL
007	247590	1190	12/16/03	\$159,900	840	0	4	1923	3	5000	N	N	33413 334TH PL SE
007	094310	0446	3/17/03	\$178,500	920	0	4	1955	3	13388	N	N	33316 SE 43RD ST
007	256131	0090	10/31/03	\$190,000	1010	0	6	1974	3	10125	N	N	4135 330TH PL SE
007	162407	9023	2/20/03	\$260,000	1030	0	6	1960	3	20000	N	N	4123 324TH AV SE
007	247590	1045	10/7/03	\$285,000	1120	0	6	1924	3	21000	N	N	4360 336TH PL SE
007	256131	0120	7/19/04	\$217,000	1340	0	6	1974	3	10800	N	N	4159 330TH PL SE
007	256131	0060	5/14/03	\$236,000	1350	0	6	1974	3	11610	N	N	4120 330TH PL SE
007	152407	9111	6/24/04	\$213,000	1850	0	6	1967	3	7200	N	N	4404 335TH PL SE
007	602200	0130	5/27/03	\$213,500	1010	0	7	1967	3	13418	N	N	4044 323RD AV SE
007	132407	9085	8/12/03	\$267,500	1050	0	7	1975	3	57499	N	N	36014 SE FISH HATCHERY RD
007	803870	0105	5/27/03	\$293,450	1110	780	7	1997	3	9600	N	N	4459 337TH PL SE
007	241210	0030	4/26/04	\$255,000	1250	0	7	1968	4	13000	N	N	4306 328TH PL SE
007	803900	0035	11/24/03	\$210,000	1320	0	7	1958	3	9240	N	N	4225 333RD AV SE
007	241210	0040	9/5/03	\$239,900	1330	0	7	1977	4	13300	N	N	4315 328TH PL SE
007	132407	9088	3/22/04	\$332,500	1350	0	7	1976	3	59677	N	N	36245 SE 47TH CT
007	162407	9065	9/11/03	\$249,000	1360	0	7	1968	3	13760	N	N	4013 324TH AV SE
007	803900	0060	4/21/04	\$272,500	1460	0	7	1960	4	9240	N	N	4214 333RD AV SE
007	162407	9041	9/23/03	\$349,500	1470	0	7	1959	3	84942	N	N	31633 SE 40TH ST
007	162407	9041	3/20/03	\$295,000	1470	0	7	1959	3	84942	N	N	31633 SE 40TH ST
007	094310	0480	6/15/04	\$325,000	1530	0	7	1959	4	20209	N	N	33208 SE 44TH PL
007	094310	0688	8/12/03	\$254,500	1530	0	7	1953	3	12768	N	N	4454 332ND AV SE
007	092407	9062	5/28/03	\$379,000	1700	0	7	1971	3	232610	N	N	3824 310TH AV SE
007	539660	0010	3/16/04	\$275,000	1790	0	7	1968	3	11875	N	N	4258 328TH PL SE
007	142407	9045	2/20/04	\$460,000	1880	0	7	1998	3	426016	N	N	34508 SE FALL CITY -SNOQUALMIE RD
007	803900	0015	5/26/04	\$290,000	1900	0	7	1990	3	11583	N	N	4246 332ND AV SE
007	094310	1004	12/1/03	\$289,000	1965	0	7	1961	4	23888	N	N	4551 330TH PL SE
007	094310	0442	12/29/03	\$270,000	1980	0	7	1955	3	25480	N	N	33323 SE 42ND ST
007	142407	9077	1/8/04	\$365,000	2040	270	7	1980	3	66646	Y	N	35411 SE FISH HATCHERY RD
007	392450	0210	7/21/04	\$425,000	2150	0	7	1992	3	21711	N	Y	4634 332ND AV SE
007	152407	9015	1/13/03	\$370,000	2190	0	7	1990	3	85377	N	N	4527 325TH AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	232407	9063	4/14/04	\$500,000	2710	0	7	1988	3	45738	N	N	34084 SE 56TH ST
007	232407	9057	3/23/04	\$482,500	1230	1130	8	1976	3	257875	Y	N	5430 LAKE ALICE RD SE
007	254900	0090	7/31/03	\$310,000	1680	0	8	1989	3	15172	N	N	4430 328TH PL SE
007	162407	9064	2/18/04	\$464,000	1790	1790	8	1967	3	100623	N	N	31820 SE 44TH ST
007	031890	0100	3/3/04	\$325,000	1920	0	8	1994	3	18018	N	N	4432 329TH PL SE
007	094310	0265	4/23/03	\$299,000	1940	0	8	1996	3	16305	N	N	4239 332ND AV SE
007	232407	9059	3/12/03	\$375,000	2010	620	8	1973	3	64033	Y	N	5434 LAKE ALICE RD SE
007	162407	9111	3/20/03	\$600,000	2070	0	8	1994	3	201247	N	N	31816 SE 48TH ST
007	873171	0040	9/15/03	\$350,000	2070	570	8	1957	3	49222	N	N	4471 335TH CT SE
007	094310	0369	9/1/04	\$459,000	2650	0	8	2000	3	22456	N	N	32917 SW 43RD ST
007	094310	0363	11/14/03	\$427,450	2650	0	8	2000	3	24264	Y	N	32933 SE 43RD ST
007	392450	0170	12/1/03	\$435,000	2740	0	8	1987	3	44158	N	N	4657 332ND AV SE
007	142407	9069	8/11/04	\$620,000	2980	2980	8	1965	3	104108	N	N	35531 SE FISH HATCHERY RD
007	152407	9057	10/26/04	\$505,000	2160	0	9	1995	3	43380	N	N	32713 SE 44TH ST
007	242791	0040	5/2/03	\$424,880	2890	0	9	2003	3	15067	N	N	32430 SE 43RD PL
007	242790	0010	1/2/03	\$449,880	2940	0	9	2002	3	19272	N	N	32409 SE 43RD PL
007	242790	0050	3/13/03	\$438,000	3090	0	9	2003	3	16183	N	N	32446 SE 43RD PL
007	242790	0040	4/9/03	\$435,000	3120	0	9	2003	3	15398	N	N	32440 SE 43RD PL
007	152407	9187	4/29/04	\$471,782	3230	0	9	2004	3	21461	N	N	32437 SE 43RD PL
007	242791	0010	9/30/03	\$460,000	3240	0	9	2003	3	15140	N	N	32410 SE 43RD PL
007	242791	0030	5/19/03	\$450,577	3260	0	9	2003	3	15025	N	N	32422 SE 43RD PL
007	242791	0020	6/10/03	\$482,031	3270	0	9	2003	3	15103	N	N	32416 SE 43RD PL
007	793350	0270	5/2/03	\$778,000	3330	0	9	1978	3	148975	N	Y	35513 SE 49TH ST
007	162407	9099	3/18/04	\$675,000	3400	0	9	1989	3	530888	Y	N	31803 SE 40TH ST
007	152407	9186	6/7/04	\$494,715	3420	0	9	2004	3	12000	N	N	32425 SE 44TH ST
007	092407	9047	7/21/03	\$615,000	3020	0	10	1977	3	211266	N	N	3910 310TH AV SE
007	232407	9008	8/28/03	\$747,000	4160	0	10	1990	3	219542	N	N	5377 347TH PL SE
008	689330	0285	9/24/03	\$180,000	790	0	4	1904	4	7200	N	N	8428 PRESTON-FALL CITY RD SE
008	689330	0265	8/23/04	\$140,000	850	0	4	1904	4	6761	N	N	8511 PRESTON-FALL CITY RD SE
008	398030	0355	8/12/03	\$334,500	1180	0	4	1953	4	21250	Y	Y	7841 LAKE ALICE RD SE
008	222407	9028	7/21/04	\$230,000	1680	0	5	1925	4	22425	N	N	4802 328TH WY SE
008	222407	9026	10/11/04	\$237,000	1890	0	5	1928	3	109335	N	N	5005 328TH AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	302507	9019	10/9/03	\$480,000	2000	0	5	1916	3	1E+06	N	N	1325 REDMOND-FALL CITY RD NE
008	813170	0435	10/13/04	\$300,450	3300	0	5	1935	4	282268	N	N	6038 PRESTON-FALL CITY RD SE
008	102307	9064	12/11/03	\$216,700	580	0	6	1990	3	11100	Y	Y	33324 SE 126TH ST
008	282407	9038	9/25/03	\$226,950	890	0	6	1963	2	26500	N	Y	7230 PRESTON-FALL CITY RD SE
008	312507	9018	4/12/04	\$352,000	900	0	6	1954	4	130680	N	N	502 REDMOND-FALL CITY RD SE
008	027810	0075	10/10/03	\$270,000	1030	0	6	1909	4	9500	N	N	8631 308TH AV SE
008	262506	9031	4/8/04	\$230,000	1050	0	6	1961	3	41154	N	N	25625 NE REDMOND-FALL CITY RD
008	172407	9001	11/20/03	\$269,000	1260	1260	6	1957	3	46609	N	N	30415 SE 40TH ST
008	322407	9101	5/13/03	\$312,000	1600	0	6	1919	4	35420	N	N	29901 SE 82ND ST
008	102307	9059	5/14/04	\$280,000	1660	0	6	1968	3	14210	Y	Y	33502 SE 126TH ST
008	312507	9022	9/29/04	\$485,000	1680	0	6	1955	3	217800	N	N	402 REDMOND-FALL CITY RD NE
008	312507	9010	2/11/04	\$360,470	1950	0	6	1948	2	544500	N	N	27933 E MAIN ST
008	082407	9022	10/21/04	\$548,000	1150	1150	7	1980	3	216830	N	N	30334 SE 26TH ST
008	172407	9024	8/27/03	\$350,000	1180	200	7	1969	4	321037	N	N	30211 SE 40TH ST
008	362996	0620	3/18/04	\$255,956	1200	0	7	2003	3	1286	N	N	1807 18TH AV NE
008	362996	0610	7/30/04	\$257,000	1240	0	7	2003	3	1163	N	N	1752 NE PARK DR
008	362992	0420	10/1/03	\$275,999	1260	0	7	2003	3	3160	N	N	2444 NE IVY WY
008	362992	0140	6/19/03	\$275,937	1260	0	7	2003	3	3000	N	N	2541 NE JEWELL LN
008	362996	0630	9/24/04	\$267,990	1260	0	7	2003	3	1125	N	N	1901 18TH AV NE
008	362992	0540	10/27/03	\$263,975	1260	0	7	2003	3	2850	N	N	2559 NE IVY WY
008	362992	0480	11/21/03	\$262,320	1260	0	7	2003	3	3000	N	N	2457 NE IVY WY
008	362992	0200	8/6/03	\$269,564	1260	0	7	2003	3	3000	N	N	2447 NE JEWELL LN
008	362992	0360	9/2/03	\$261,350	1260	0	7	2003	3	3160	N	N	2546 NE IVY WY
008	362992	0300	8/26/03	\$271,569	1263	0	7	2003	3	3000	N	N	2532 NE IVERSON LN
008	362996	0590	12/29/03	\$263,308	1340	0	7	2003	3	1635	N	N	1740 NE PARK DR
008	132406	9021	10/31/03	\$410,000	1380	0	7	1977	3	411206	N	N	26229 SE 42ND ST
008	785218	0530	11/7/03	\$292,415	1390	0	7	2004	3	4997	N	N	36402 SE WOODY CREEK LN
008	785218	0480	3/1/04	\$265,895	1390	0	7	2004	3	3982	N	N	36411 SE FOREST ST
008	321095	0080	7/16/04	\$383,123	1420	730	7	1978	3	39449	N	N	5242 336TH AV SE
008	362992	0390	10/15/03	\$287,955	1440	0	7	2003	3	3216	N	N	2492 NE IVY WY
008	362992	0020	8/13/03	\$286,171	1440	0	7	2003	3	3004	N	N	2435 NE JULEP ST
008	362992	0460	10/31/03	\$285,842	1440	0	7	2003	3	3000	N	N	2425 NE IVY WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	362992	0270	9/24/03	\$291,927	1440	0	7	2003	3	3000	N	N	2478 NE IVERSON LN
008	362992	0250	9/17/03	\$291,825	1440	0	7	2003	3	3000	N	N	2446 NE IVERSON LN
008	362992	0560	10/15/03	\$280,944	1440	0	7	2003	3	2850	N	N	2591 NE IVY WY
008	362992	0170	7/23/03	\$284,131	1440	0	7	2003	3	3021	N	N	2491 NE JEWELL LN
008	362992	0040	7/16/03	\$273,061	1440	0	7	2003	3	3009	N	N	2469 NE JULEP ST
008	362992	0100	6/24/03	\$272,001	1440	0	7	2003	3	3028	N	N	2563 NE JULEP ST
008	785321	0240	4/6/04	\$295,930	1450	0	7	2004	3	3608	N	N	36726 SE GRAVENSTEIN CT
008	785321	0070	7/1/04	\$276,000	1450	0	7	2004	3	4129	N	N	7623 SE ORCHARD DR
008	785321	0140	7/14/04	\$272,290	1450	0	7	2004	3	3850	N	N	36702 SE GRAVENSTEIN CT
008	785218	0520	3/9/04	\$269,185	1450	0	7	2004	3	4843	N	N	36325 SE FOREST ST
008	785321	0030	7/31/04	\$263,322	1450	0	7	2004	3	3748	N	N	7609 SE ORCHARD DR
008	785321	0050	5/4/04	\$261,545	1450	0	7	2004	3	3748	N	N	7617 SE ORCHARD DR
008	785321	0200	7/28/04	\$259,260	1450	0	7	2004	3	3812	N	N	36718 SE GRAVENSTEIN CT
008	785218	0640	10/23/03	\$276,805	1470	0	7	2004	3	4058	N	N	36510 SE WOODY CREEK LN
008	785215	0140	10/8/03	\$264,421	1470	0	7	2003	3	3999	N	N	35207 SE RIDGE ST
008	142406	9035	3/24/03	\$349,950	1480	730	7	1965	3	98446	N	N	25731 SE OLD BLACK NUGGET RD
008	785215	0610	2/24/03	\$270,394	1490	0	7	2003	3	4914	N	N	35108 SE KINSEY ST
008	785215	0160	4/28/03	\$267,846	1490	0	7	2003	3	4000	N	N	35215 SE RIDGE ST
008	785215	0100	3/17/03	\$259,217	1490	0	7	2003	3	3960	N	N	35123 SE RIDGE ST
008	785215	0440	3/27/03	\$255,137	1490	0	7	2003	3	4264	N	N	35232 SE KINSEY ST
008	785215	0490	3/7/03	\$287,564	1530	0	7	2003	3	4873	N	N	35218 SE KINSEY ST
008	785215	0590	2/11/03	\$266,960	1530	0	7	2003	3	4914	N	N	35116 SE KINSEY ST
008	785205	0150	2/17/04	\$274,000	1540	0	7	1999	3	3323	N	N	7826 DOUGLAS AV SE
008	785205	0120	9/24/03	\$271,000	1540	0	7	1999	3	3222	N	N	7814 DOUGLAS AV SE
008	785205	0220	5/12/04	\$261,000	1540	0	7	1999	3	3237	N	N	7908 DOUGLAS AV SE
008	785205	0020	4/28/03	\$262,000	1540	0	7	1999	3	3222	N	N	7712 DOUGLAS AV SE
008	785218	0620	9/30/03	\$274,872	1540	0	7	2004	3	4067	N	N	36502 SE WOODY CREEK LN
008	785218	0440	10/21/03	\$264,045	1540	0	7	2004	3	3982	N	N	34627 SE FOREST ST
008	321095	0500	9/4/03	\$289,000	1540	960	7	1977	4	37896	N	N	33633 SE 55TH ST
008	785206	0540	6/22/04	\$274,500	1548	0	7	2000	3	3426	N	N	7829 INGRAM LN SE
008	785206	0160	8/18/04	\$280,000	1548	0	7	2000	3	4804	N	N	7618 DOUGLAS AV SE
008	785206	0270	7/12/04	\$274,000	1548	0	7	2000	3	3210	N	N	34710 SE KINSEY ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785206	0090	3/22/04	\$273,500	1548	0	7	2000	3	3658	N	N	34735 SE RIDGE ST
008	785206	0190	6/11/04	\$271,900	1548	0	7	2000	3	3706	N	N	7628 DOUGLAS AV SE
008	785206	0120	10/6/03	\$262,000	1548	0	7	2000	3	3675	N	N	34725 SE RIDGE ST
008	785206	0470	5/28/04	\$274,500	1586	0	7	2000	3	3746	N	N	7813 INGRAM LN SE
008	785206	0350	12/30/03	\$270,000	1586	0	7	2000	3	3182	N	N	34736 SE KINSEY ST
008	785206	0440	8/21/03	\$265,000	1586	0	7	2000	3	3038	N	N	7804 INGRAM LN SE
008	785206	0490	11/20/03	\$262,500	1586	0	7	2000	3	3411	N	N	7817 INGRAM LN SE
008	785206	0470	3/25/03	\$262,000	1586	0	7	2000	3	3746	N	N	7813 INGRAM LN SE
008	785206	0200	6/10/03	\$264,000	1586	0	7	2000	3	3538	N	N	7632 DOUGLAS AV SE
008	785206	0510	5/16/03	\$261,495	1586	0	7	2000	3	3661	N	N	7823 INGRAM LN SE
008	292407	9049	1/12/04	\$335,000	1590	0	7	1981	3	90791	N	N	29318 SE PRESTON WY
008	362997	0400	9/8/04	\$325,500	1590	0	7	2004	3	3229	Y	N	2569 NE MAGNOLIA ST
008	362997	0420	7/13/04	\$302,300	1590	0	7	2004	3	3076	Y	N	2637 NE MAGNOLIA ST
008	362997	0400	7/8/04	\$301,815	1590	0	7	2004	3	3229	Y	N	2569 NE MAGNOLIA ST
008	785205	0210	3/17/03	\$249,950	1590	0	7	1999	3	3248	N	N	7906 DOUGLAS AV SE
008	689330	0470	11/4/03	\$249,950	1590	690	7	1950	3	36932	N	N	8540 312TH PL SE
008	222407	9064	9/11/04	\$324,950	1610	0	7	1984	3	39809	N	Y	4927 PRESTON-FALL CITY RD SE
008	362992	0400	2/13/04	\$330,000	1630	0	7	2003	3	3160	N	N	2476 NE IVY WY
008	362992	0210	10/26/04	\$335,000	1630	0	7	2003	3	3000	N	N	2427 NE JEWELL LN
008	362992	0320	5/26/04	\$335,000	1630	0	7	2003	3	3000	N	N	2564 NE IVERSON LN
008	785217	0630	8/27/03	\$316,232	1630	0	7	2003	3	3692	N	N	6602 WEST CREST VIEW LP SE
008	362992	0380	9/17/03	\$306,949	1630	0	7	2003	3	3459	N	N	2514 NE IVY WY
008	362992	0500	11/17/03	\$305,340	1630	0	7	2003	3	3068	N	N	2489 NE IVY WY
008	362992	0450	11/3/03	\$304,951	1630	0	7	2003	3	3007	N	N	2409 NE IVY WY
008	362992	0550	10/16/03	\$306,902	1630	0	7	2003	3	2850	N	N	2575 NE IVY WY
008	362992	0520	10/27/03	\$303,331	1630	0	7	2003	3	2850	N	N	2527 NE IVY WY
008	362992	0350	9/17/03	\$302,476	1630	0	7	2003	3	3160	N	N	2562 NE IVY WY
008	362992	0180	7/30/03	\$306,449	1630	0	7	2003	3	3000	N	N	2475 NE JEWELL LN
008	362992	0430	10/7/03	\$302,427	1630	0	7	2003	3	3160	N	N	2428 NE IVY WY
008	362992	0210	8/11/03	\$305,168	1630	0	7	2003	3	3000	N	N	2427 NE JEWELL LN
008	362992	0050	7/15/03	\$296,603	1630	0	7	2003	3	3012	N	N	2483 NE JULEP ST
008	362992	0080	8/7/03	\$296,105	1630	0	7	2003	3	3023	N	N	2531 NE JULEP ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	0160	7/16/03	\$306,371	1630	0	7	2003	3	3317	N	N	2509 NE JEWELL LN
008	362992	0130	7/2/03	\$306,246	1630	0	7	2003	3	3000	N	N	2561 NE JEWELL LN
008	362992	0400	10/9/03	\$298,883	1630	0	7	2003	3	3160	N	N	2476 NE IVY WY
008	362992	0010	7/30/03	\$295,760	1630	0	7	2003	3	3055	N	N	2419 NE JULEP ST
008	362992	0320	9/4/03	\$306,950	1630	0	7	2003	3	3000	N	N	2564 NE IVERSON LN
008	362992	0290	9/11/03	\$306,944	1630	0	7	2003	3	3296	N	N	2516 NE IVERSON LN
008	362992	0110	6/22/03	\$295,210	1630	0	7	2003	3	3321	N	N	2587 NE JULEP ST
008	362992	0230	9/12/03	\$300,195	1630	0	7	2003	3	3033	N	N	2414 NE IVERSON LN
008	785217	0810	8/7/03	\$280,365	1630	0	7	2003	3	3211	N	N	6519 EAST CREST VIEW LP SE
008	785217	0760	8/7/03	\$280,270	1630	0	7	2003	3	3680	N	N	6501 EAST CREST VIEW LP SE
008	785217	0780	7/30/03	\$279,950	1630	0	7	2003	3	3214	N	N	6511 EAST CREST VIEW LP SE
008	785217	0690	6/24/03	\$269,731	1630	0	7	2003	3	3304	N	N	6512 WEST CREST VIEW LP SE
008	222406	9058	4/4/03	\$353,000	1640	1140	7	1963	4	29371	N	N	23717 SE BLACK NUGGET RD
008	222407	9106	4/24/03	\$277,950	1690	0	7	1998	3	41800	N	N	4907 328TH WY SE
008	785215	0450	7/25/04	\$324,900	1700	0	7	2003	3	4771	N	N	35230 SE KINSEY ST
008	785215	0150	3/1/03	\$301,534	1700	0	7	2003	3	4444	N	N	35211 SE RIDGE ST
008	785215	0280	8/29/03	\$301,719	1700	0	7	2003	3	4540	N	N	35329 SE RIDGE ST
008	785215	0420	5/1/03	\$293,817	1700	0	7	2003	3	5814	N	N	35308 SE KINSEY ST
008	785215	0180	5/30/03	\$290,660	1700	0	7	2003	3	4000	N	N	35223 SE RIDGE ST
008	785215	0360	6/23/03	\$291,234	1700	0	7	2003	3	6393	N	N	35332 SE KINSEY ST
008	785215	0020	1/17/03	\$289,642	1700	0	7	2003	3	3982	N	N	35027 SE RIDGE ST
008	785215	0450	3/10/03	\$287,937	1700	0	7	2003	3	4771	N	N	35230 SE KINSEY ST
008	785215	0010	1/9/03	\$282,925	1700	0	7	2003	3	5305	N	N	35023 SE RIDGE ST
008	785218	0660	10/7/03	\$289,705	1700	0	7	2004	3	4058	N	N	36518 SE WOODY CREEK LN
008	785215	0090	3/14/03	\$282,096	1700	0	7	2003	3	4417	N	N	35119 SE RIDGE ST
008	785215	0120	5/20/03	\$281,190	1700	0	7	2003	3	4000	N	N	35131 SE RIDGE ST
008	785215	0330	10/13/03	\$285,407	1700	0	7	2004	3	4058	N	N	7423 FAIRWAY AV SE
008	785218	0560	12/30/03	\$284,825	1700	0	7	2004	3	4125	N	N	36414 SE WOODY CREEK LN
008	785218	0450	2/10/04	\$284,735	1700	0	7	2004	3	3982	N	N	36423 SE FOREST ST
008	785218	0490	1/7/04	\$283,870	1700	0	7	2004	3	3982	N	N	36407 SE FOREST ST
008	785215	0200	3/10/03	\$277,096	1700	0	7	2003	3	6396	N	N	35231 SE RIDGE ST
008	785215	0400	7/1/03	\$278,109	1700	0	7	2003	3	5020	N	N	35316 SE KINSEY ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	785215	0050	2/5/03	\$274,121	1700	0	7	2003	3	4088	N	N	35105 SE RIDGE ST
008	785215	0230	10/14/03	\$279,639	1700	0	7	2004	3	4077	N	N	35309 SE RIDGE ST
008	785215	0460	6/2/03	\$272,166	1700	0	7	2003	3	4324	N	N	35228 SE KINSEY ST
008	785215	0260	11/26/03	\$277,550	1700	0	7	2004	3	4400	N	N	35321 SE RIDGE ST
008	785215	0520	9/18/03	\$271,625	1700	0	7	2003	3	4235	N	N	35210 SE KINSEY ST
008	785218	0390	1/13/04	\$274,780	1700	0	7	2004	3	4043	N	N	36513 SE FOREST ST
008	785215	0430	3/24/03	\$268,103	1700	0	7	2003	3	5663	N	N	35305 SE KINSEY ST
008	785218	0590	11/18/03	\$272,185	1700	0	7	2004	3	4787	N	N	36426 SE WOODY CREEK LN
008	785218	0460	3/15/04	\$269,520	1700	0	7	2004	3	3982	N	N	36419 SE FOREST ST
008	362997	0390	6/11/04	\$326,290	1730	0	7	2004	3	3303	Y	N	2535 NE MAGNOLIA ST
008	785205	0200	3/31/03	\$270,000	1780	0	7	1999	3	3273	N	N	7904 DOUGLAS AV SE
008	222407	9027	8/19/03	\$281,000	1790	0	7	1997	3	51559	N	N	4833 328TH WY SE
008	785206	0060	10/15/04	\$318,000	1802	0	7	2000	3	3420	N	N	34743 SE RIDGE ST
008	785206	0340	9/10/03	\$301,000	1802	0	7	2000	3	3189	N	N	34732 SE KINSEY ST
008	785206	0060	8/8/03	\$292,500	1802	0	7	2000	3	3420	N	N	34743 SE RIDGE ST
008	785206	0530	9/2/03	\$278,500	1802	0	7	2000	3	3427	N	N	7827 INGRAM LN SE
008	362997	0380	6/9/04	\$326,300	1840	0	7	2004	3	4470	Y	N	2501 NE MAGNOLIA ST
008	785217	0620	8/5/04	\$369,500	1870	0	7	2003	3	4186	N	N	6612 WEST CREST VIEW LP SE
008	785217	0740	11/3/04	\$339,950	1870	0	7	2003	3	3169	N	N	35723 SE CREST VIEW LP SE
008	785217	0660	8/27/03	\$298,092	1870	0	7	2003	3	3266	N	N	6522 WEST CREST VIEW LP SE
008	785217	0620	7/28/03	\$330,315	1870	0	7	2003	3	4186	N	N	6612 WEST CREST VIEW LP SE
008	785217	0680	7/15/03	\$305,168	1870	0	7	2003	3	3261	N	N	6516 WEST CREST VIEW LP SE
008	785217	0840	7/29/03	\$302,829	1870	0	7	2003	3	3566	N	N	6601 EAST CREST VIEW LP SE
008	785217	0740	5/22/03	\$290,255	1870	0	7	2003	3	3169	N	N	35723 SE CREST VIEW LP SE
008	362992	0220	4/27/04	\$377,000	1890	0	7	2003	3	3054	N	N	2415 NE JEWELL LN
008	785202	0730	4/16/04	\$342,140	1890	0	7	2000	3	4009	N	N	7414 DOGWOOD LN SE
008	362992	0090	8/7/03	\$331,660	1890	0	7	2003	3	3025	N	N	2547 NE JULEP ST
008	362992	0530	10/27/03	\$326,950	1890	0	7	2003	3	2850	N	N	2543 NE IVY WY
008	362992	0510	11/3/03	\$326,939	1890	0	7	2003	3	2972	N	N	2511 NE IVY WY
008	362992	0370	9/8/03	\$326,824	1890	0	7	2003	3	3160	N	N	2530 NE IVY WY
008	362992	0490	11/10/03	\$322,542	1890	0	7	2003	3	3000	N	N	2473 NE IVY WY
008	362992	0470	11/10/03	\$326,949	1890	0	7	2003	3	3000	N	N	2441 NE IVY WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	0440	10/1/03	\$320,553	1890	0	7	2003	3	3183	N	N	2412 NE IVY WY
008	362992	0120	7/1/03	\$326,950	1890	0	7	2003	3	3299	N	N	2589 NE JEWELL LN
008	362992	0190	8/13/03	\$326,908	1890	0	7	2003	3	3000	N	N	2467 NE JEWELL LN
008	362992	0340	8/29/03	\$317,945	1890	0	7	2003	3	3477	N	N	2578 NE IVY WY
008	362992	0310	8/20/03	\$326,950	1890	0	7	2003	3	3000	N	N	2548 NE IVERSON LN
008	362992	0280	9/22/03	\$326,932	1890	0	7	2003	3	3042	N	N	2494 NE IVERSON LN
008	362992	0260	9/29/03	\$326,914	1890	0	7	2003	3	3000	N	N	2462 NE IVERSON LN
008	362992	0150	7/8/03	\$325,006	1890	0	7	2003	3	3000	N	N	2529 NE JEWELL LN
008	362992	0410	10/6/03	\$321,417	1890	0	7	2003	3	3160	N	N	2460 NE IVY WY
008	362992	0220	8/13/03	\$326,926	1890	0	7	2003	3	3054	N	N	2415 NE JEWELL LN
008	362992	0240	9/17/03	\$326,904	1890	0	7	2003	3	3000	N	N	2430 NE IVERSON LN
008	362992	0030	7/23/03	\$313,280	1890	0	7	2003	3	3006	N	N	2451 NE JULEP ST
008	362992	0060	7/9/03	\$311,577	1890	0	7	2003	3	3012	N	N	2499 NE JULEP ST
008	362992	0330	8/18/03	\$282,665	1890	0	7	2003	3	3300	N	N	2580 NE IVERSON LN
008	785206	0180	6/28/04	\$265,500	1922	0	7	2000	3	3706	N	N	7624 DOUGLAS AV SE
008	785217	0770	9/29/04	\$333,700	1950	0	7	2003	3	3205	N	N	6505 EAST CRESTVIEW LP SE
008	785217	0720	9/9/03	\$321,051	1950	0	7	2003	3	4911	N	N	35715 SE CRESTVIEW LP SE
008	785217	0610	7/28/03	\$314,524	1950	0	7	2003	3	3239	N	N	6608 WEST CRESTVIEW LP SE
008	785217	0700	6/16/03	\$312,288	1950	0	7	2003	3	3369	N	N	6508 WEST CRESTVIEW LP SE
008	785217	0730	6/16/03	\$299,569	1950	0	7	2003	3	3168	N	N	35719 SE CRESTVIEW LP SE
008	785217	0830	9/15/03	\$300,428	1950	0	7	2003	3	3234	N	N	6529 EAST CRESTVIEW LP SE
008	785217	0640	7/15/03	\$303,466	1950	0	7	2003	3	3184	N	N	6532 WEST CRESTVIEW LP SE
008	785217	0770	5/13/03	\$295,990	1950	0	7	2003	3	3205	N	N	6505 EAST CRESTVIEW LP SE
008	785217	0800	6/11/03	\$295,321	1950	0	7	2003	3	3154	N	N	6515 EAST CRESTVIEW LP SE
008	785217	0670	8/6/03	\$292,522	1950	0	7	2003	3	3333	N	N	6518 WEST CRESTVIEW LP SE
008	785215	0510	9/22/03	\$287,950	1960	0	7	2003	3	4696	N	N	35212 SE KINSEY ST
008	785215	0530	3/3/03	\$305,646	1960	0	7	2003	3	4709	N	N	35208 SE KINSEY ST
008	785215	0130	2/10/03	\$304,457	1960	0	7	2003	3	4444	N	N	35203 SE RIDGE ST
008	785215	0170	4/2/03	\$302,985	1960	0	7	2003	3	4444	N	N	35219 SE RIDGE ST
008	785215	0410	7/15/03	\$298,467	1960	0	7	2003	3	5062	N	N	35312 SE KINSEY ST
008	785215	0500	4/15/03	\$282,424	1960	0	7	2003	3	4399	N	N	35214 SE KINSEY ST
008	785215	0580	5/22/03	\$279,001	1960	0	7	2003	3	4914	N	N	35102 SE KINSEY ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785215	0030	4/15/03	\$276,997	1960	0	7	2003	3	4088	N	N	35031 SE RIDGE ST
008	785321	0130	6/24/04	\$322,975	1970	0	7	2004	3	3773	N	N	36701 SE GRAVENSTEIN CT
008	785217	0820	9/10/03	\$315,037	1970	0	7	2003	3	3300	N	N	6525 EAST CREST VIEW LP SE
008	785217	0750	6/17/03	\$311,505	1970	0	7	2003	3	3833	N	N	35727 SE CREST VIEW LP SE
008	785217	0650	8/25/03	\$310,586	1970	0	7	2003	3	3237	N	N	6526 WEST CREST VIEW LP SE
008	785217	0600	6/23/03	\$308,682	1970	0	7	2003	3	4292	N	N	6609 EAST CREST VIEW LP SE
008	785217	0710	7/2/03	\$314,192	1970	0	7	2003	3	3902	N	N	6432 WEST CREST VIEW LP SE
008	785217	0790	6/17/03	\$307,375	1970	0	7	2003	3	3239	N	N	6513 EAST CREST VIEW LP SE
008	785321	0210	3/4/04	\$304,035	1970	0	7	2004	3	3667	N	N	36720 SE GRAVENSTEIN CT
008	785321	0190	8/9/04	\$331,380	1970	0	7	2004	3	3469	N	N	36712 SE GRAVENSTEIN CT
008	785215	0220	9/21/03	\$298,235	1970	0	7	2003	3	4036	N	N	35305 SE RIDGE ST
008	785215	0290	8/12/03	\$297,222	1970	0	7	2003	3	5454	N	N	35333 SE RIDGE ST
008	785321	0110	6/1/04	\$299,000	1970	0	7	2004	3	4960	N	N	36705 SE GRAVENSTEIN CT
008	785218	0540	1/28/04	\$298,895	1970	0	7	2004	3	4105	N	N	36406 SE WOODY CREEK LN
008	785218	0650	12/11/03	\$298,605	1970	0	7	2004	3	4058	N	N	36514 SE WOODY CREEK LN
008	785218	0500	12/10/03	\$289,865	1970	0	7	2004	3	3982	N	N	36403 SE FOREST ST
008	785215	0040	8/1/03	\$280,050	1970	0	7	2003	3	4088	N	N	35101 SE RIDGE ST
008	785215	0380	3/13/04	\$283,630	1970	0	7	2004	3	5740	N	N	35324 SE KINSEY ST
008	785321	0040	6/14/04	\$284,995	1970	0	7	2003	3	3748	N	N	7613 SE ORCHARD DR
008	322407	9083	7/9/04	\$349,000	2070	0	7	1981	3	79279	N	N	8615 297TH AV SE
008	785321	0060	6/1/04	\$297,780	2070	0	7	2004	3	4310	N	N	7621 SE ORCHARD DR
008	785218	0510	12/23/03	\$295,545	2070	0	7	2004	3	3982	N	N	36329 SE FOREST ST
008	785218	0430	12/10/03	\$294,155	2070	0	7	2004	3	3982	N	N	36431 SE FOREST ST
008	182407	9038	2/25/04	\$400,000	2100	840	7	1985	3	63162	N	N	27620 SE ISSAQAH-FALL CITY RD
008	785215	0190	5/4/03	\$302,396	2110	0	7	2003	3	4343	N	N	35227 SE RIDGE ST
008	312507	9061	6/12/03	\$424,000	2110	0	7	1996	3	208133	N	N	427 286TH AV SE
008	785215	0240	9/1/03	\$289,920	2110	0	7	2003	3	4126	N	N	35313 SE RIDGE ST
008	785321	0250	4/14/04	\$318,085	2190	0	7	2004	3	4066	N	N	36728 SE GRAVENS TEIN CT
008	785321	0080	5/4/04	\$300,110	2190	0	7	2004	3	3501	N	N	7627 ORCHARD AV NE
008	785215	0550	2/27/03	\$327,608	2230	0	7	2003	3	5913	N	N	35202 SE KINSEY ST
008	785215	0370	6/20/03	\$318,180	2240	0	7	2003	3	5829	N	N	35328 SE KINSEY ST
008	785215	0350	8/5/03	\$309,985	2240	0	7	2003	3	6154	N	N	7431 FAIRWAY AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	292407	9031	11/23/03	\$299,950	2280	0	7	1950	3	45203	N	N	29424 SE PRESTON WY
008	785215	0080	3/1/03	\$321,495	2310	0	7	2003	3	6495	N	N	35115 SE RIDGE ST
008	785215	0320	2/18/04	\$346,515	2330	0	7	2004	3	4020	N	N	7419 FAIRWAY AV SE
008	785218	0550	12/12/03	\$323,650	2340	0	7	2004	3	4105	N	N	36410 SE WOODY CREEK LN
008	785321	0010	6/1/04	\$319,405	2340	0	7	2004	3	3950	N	N	7601 SE ORCHARD DR
008	785218	0470	2/9/04	\$317,000	2340	0	7	2004	3	3982	N	N	36415 SE FOREST ST
008	785321	0220	3/18/04	\$319,375	2340	0	7	2004	3	3748	N	N	36722 SE GRAVENSTEIN CT
008	785218	0610	12/1/03	\$315,455	2340	0	7	2004	3	4199	N	N	36432 SE WOODY CREEK LN
008	785215	0310	11/4/03	\$314,140	2340	0	7	2004	3	4027	N	N	7415 FAIRWAY AV SE
008	785218	0580	10/29/03	\$308,635	2340	0	7	2004	3	4638	N	N	36422 SE WOODY CREEK LN
008	785218	0670	9/3/03	\$303,375	2340	0	7	2003	3	4103	N	N	36522 SE WOODY CREEK LN
008	785215	0250	10/21/03	\$304,740	2340	0	7	2004	3	4402	N	N	35317 SE RIDGE ST
008	785218	0600	1/2/04	\$304,070	2340	0	7	2004	3	4526	N	N	36430 SE WOODY CREEK LN
008	785218	0570	10/31/03	\$302,960	2340	0	7	2004	3	4295	N	N	36418 SE WOODY CREEK LN
008	785321	0020	5/14/04	\$299,300	2340	0	7	2004	3	3748	N	N	7605 SE ORCHARD DR
008	785218	0320	5/10/04	\$345,150	2350	0	7	2004	3	3905	N	N	36518 SE FOREST ST
008	785218	0290	2/4/04	\$309,460	2350	0	7	2004	3	4456	N	N	36506 SE FOREST ST
008	785218	0220	2/23/04	\$310,260	2350	0	7	2004	3	4456	N	N	36410 SE FOREST ST
008	785218	0260	12/2/03	\$306,710	2350	0	7	2004	3	4456	N	N	36426 SE FOREST ST
008	785218	0380	5/12/04	\$304,420	2350	0	7	2004	3	3913	N	N	36517 SE FOREST ST
008	785218	0300	11/13/03	\$318,015	2355	0	7	2004	3	4456	N	N	36510 SE FOREST ST
008	785218	0330	9/9/03	\$334,940	2360	0	7	2003	3	4833	N	N	36522 SE FOREST ST
008	785323	0390	6/28/04	\$326,610	2360	0	7	2004	3	4500	N	N	7903 CORTLAND AV SE
008	785323	0410	7/9/04	\$340,225	2360	0	7	2004	3	4500	N	N	7829 CORTLAND AV SE
008	785323	0490	6/17/04	\$338,250	2360	0	7	2004	3	6200	N	N	36832 SE BRAEBURN ST
008	785215	0210	8/8/03	\$322,625	2360	0	7	2003	3	4726	N	N	35301 SE RIDGE ST
008	785218	0690	10/10/03	\$320,395	2360	0	7	2004	3	4744	N	N	36530 SE WOODY CREEK LN
008	785323	0430	5/19/04	\$321,190	2360	0	7	2004	3	4829	N	N	7821 CORTLAND AV SE
008	785218	0340	8/15/03	\$310,995	2360	0	7	2003	3	6699	N	N	36526 SE FOREST ST
008	785215	0300	9/22/03	\$306,805	2360	0	7	2003	3	6473	N	N	7409 FAIRWAY AV SE
008	785210	0090	8/6/04	\$350,000	2380	0	7	2001	3	5611	N	N	7920 SE STELLER WY
008	785215	0340	2/26/04	\$320,115	2390	0	7	2004	3	4142	N	N	7427 FAIRWAY AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	785215	0270	9/11/03	\$301,905	2390	0	7	2003	3	4525	N	N	35325 SE RIDGE ST
008	785215	0470	4/16/03	\$325,909	2410	0	7	2003	3	4831	N	N	35226 SE KINSEY ST
008	785323	0190	8/18/04	\$332,960	2480	0	7	2004	3	6646	N	N	37020 SE GALA CT
008	785323	0060	5/26/04	\$349,980	2480	0	7	2004	3	5900	N	N	36926 SE BRAEBURN ST
008	785323	0110	7/14/04	\$350,225	2480	0	7	2004	3	6088	N	N	7728 MELROSE LN SE
008	785323	0160	7/19/04	\$348,930	2480	0	7	2004	3	5399	N	N	7818 MELROSE LN SE
008	785323	0090	6/15/04	\$348,910	2480	0	7	2004	3	5279	N	N	7720 MELROSE LN SE
008	785323	0150	7/30/04	\$346,625	2480	0	7	2004	3	5397	N	N	7812 MELROSE LN SE
008	785218	0890	12/1/03	\$326,515	2480	0	7	2004	3	7258	N	N	36321 SE WOODY CREEK LN
008	785218	0900	10/1/03	\$319,650	2480	0	7	2004	3	6430	N	N	36317 SE WOODY CREEK LN
008	785218	0920	11/18/03	\$319,600	2480	0	7	2004	3	6294	N	N	36309 SE WOODY CREEK LN
008	785323	0020	5/11/04	\$317,495	2480	0	7	2004	3	5000	N	N	36910 SE BRAEBURN ST
008	785218	0800	6/12/03	\$358,374	2520	0	7	2003	3	7445	N	N	36503 SE WOODY CREEK LN
008	785218	0780	7/24/03	\$335,517	2520	0	7	2003	3	5718	N	N	36511 SE WOODY CREEK LN
008	785218	0820	7/10/03	\$335,325	2520	0	7	2003	3	8671	N	N	36423 SE WOODY CREEK LN
008	785218	0770	7/29/03	\$324,655	2520	0	7	2003	3	5657	N	N	36515 SE WOODY CREEK LN
008	785218	0720	6/12/03	\$332,538	2520	0	7	2003	3	6337	N	N	36607 SE WOODY CREEK LN
008	785218	0830	6/19/03	\$332,992	2520	0	7	2003	3	8106	N	N	36419 SE WOODY CREEK LN
008	785323	0400	8/9/04	\$345,965	2530	0	7	2004	3	4500	N	N	7833 CORTLAND AV SE
008	785218	0410	9/18/03	\$325,870	2560	0	7	2004	3	5194	N	N	36505 SE FOREST ST
008	785215	0480	4/28/03	\$361,595	2610	0	7	2003	3	4369	N	N	35222 SE KINSEY ST
008	785215	0390	7/14/03	\$354,973	2610	0	7	2003	3	5088	N	N	35320 SE KINSEY ST
008	785215	0110	2/3/03	\$336,640	2610	0	7	2003	3	4444	N	N	35127 SE RIDGE ST
008	785218	0880	10/9/03	\$339,925	2630	0	7	2004	3	7498	N	N	36325 SE WOODY CREEK LN
008	785218	0270	3/10/04	\$332,025	2630	0	7	2004	3	4456	N	N	36430 SE FOREST ST
008	785218	0710	5/6/03	\$331,514	2630	0	7	2003	3	6308	N	N	36604 SE WOODY CREEK LN
008	222407	9007	4/27/04	\$575,500	2670	0	7	1987	3	204732	Y	N	5528 326TH AV SE
008	785323	0370	5/26/04	\$354,170	2690	0	7	2004	3	4947	N	N	7911 CORTLAND AV SE
008	785323	0460	5/24/04	\$346,940	2690	0	7	2004	3	4819	N	N	7809 CORTLAND AV SE
008	785323	0480	4/1/04	\$348,585	2690	0	7	2004	3	6063	N	N	36828 SE BRAEBURN ST
008	785323	0380	7/14/04	\$343,860	2690	0	7	2004	3	4500	N	N	7907 CORTLAND AV SE
008	785323	0360	7/30/04	\$337,875	2690	0	7	2004	3	5085	N	N	7915 CORTLAND AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785323	0100	6/29/04	\$354,525	2700	0	7	2004	3	5618	N	N	7724 MELROSE LN SE
008	785218	0840	11/4/03	\$330,565	2700	0	7	2004	3	6992	N	N	36415 SE WOODY CREEK LN
008	785218	0230	8/19/03	\$348,301	2720	0	7	2003	3	4456	N	N	36414 SE FOREST ST
008	785218	0700	6/30/03	\$347,640	2720	0	7	2003	3	4662	N	N	36532 SE WOODY CREEK LN
008	785218	0350	7/22/03	\$344,744	2720	0	7	2003	3	6347	N	N	36529 SE FOREST ST
008	785218	0680	8/11/03	\$342,975	2720	0	7	2003	3	4754	N	N	36526 SE WOODY CREEK LN
008	785218	0360	9/23/03	\$334,955	2720	0	7	2003	3	9828	N	N	36525 SE FOREST ST
008	785218	0280	12/22/03	\$344,545	2720	0	7	2004	3	4456	N	N	36502 SE FOREST ST
008	785218	0860	11/7/03	\$330,510	2720	0	7	2004	3	6014	N	N	36407 SE WOODY CREEK LN
008	785218	0240	8/22/03	\$322,830	2720	0	7	2003	3	4456	N	N	36418 SE FOREST ST
008	785218	0760	2/19/04	\$329,738	2720	0	7	2004	3	5593	N	N	36519 SE WOODY CREEK LN
008	785218	0210	2/3/04	\$328,711	2720	0	7	2004	3	4456	N	N	36406 SE FOREST ST
008	785218	0370	6/16/03	\$329,896	2720	0	7	2003	3	5654	N	N	36521 SE FOREST ST
008	785323	0180	7/27/04	\$380,230	2730	0	7	2004	3	5474	N	N	7830 MELROSE LN SE
008	302507	9013	9/28/04	\$550,000	2790	0	7	1993	4	884268	N	N	1123 REDMOND-FALL CITY RD NE
008	785323	0470	6/17/04	\$380,640	2820	0	7	2004	3	5809	N	N	36824 SE BRAEBURN ST
008	785323	0420	7/26/04	\$370,955	2820	0	7	2004	3	4500	N	N	7825 CORTLAND AV SE
008	785218	0250	4/29/04	\$342,370	2820	0	7	2004	3	4456	N	N	36422 SE FOREST ST
008	785218	0790	7/15/03	\$357,908	2880	0	7	2003	3	6403	N	N	36507 SE WOODY CREEK LN
008	785218	0740	6/12/03	\$350,932	2880	0	7	2003	3	6434	N	N	36527 SE WOODY CREEK LN
008	785323	0070	5/24/04	\$373,995	2910	0	7	2004	3	6176	N	N	36930 SE BRAEBURN ST
008	785210	0200	4/15/04	\$367,000	2930	0	7	2001	3	5987	N	N	34507 SE JAY CT
008	785323	0130	7/6/04	\$402,710	3160	0	7	2004	3	5416	N	N	7732 MELROSE LN SE
008	785323	0010	7/9/04	\$389,035	3160	0	7	2004	3	5982	N	N	36906 SE BRAEBURN ST
008	785323	0080	5/24/04	\$392,335	3160	0	7	2004	3	6160	N	N	7716 MELROSE LN SE
008	785218	0870	3/4/04	\$405,000	3210	0	7	2004	3	6614	N	N	36403 SE WOODY CREEK LN
008	785218	0750	5/28/03	\$397,577	3210	0	7	2003	3	5532	N	N	36523 SE WOODY CREEK LN
008	785218	0850	9/19/03	\$444,905	3210	0	7	2003	3	6170	N	N	36411 SE WOODY CREEK LN
008	785218	0910	10/1/03	\$376,684	3210	0	7	2004	3	5898	N	N	36313 SE WOODY CREEK LN
008	785218	0730	5/13/03	\$372,581	3210	0	7	2003	3	6694	N	N	36603 SE WOODY CREEK LN
008	222407	9052	3/18/03	\$420,000	3330	0	7	1970	3	90169	Y	N	5011 325TH PL SE
008	362996	0570	1/5/04	\$269,990	1150	260	8	2003	3	819	N	N	1900 17TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	362996	0560	2/13/04	\$260,000	1150	260	8	2003	3	819	N	N	1912 17TH AV NE
008	362995	0030	9/25/03	\$286,900	1160	260	8	2003	3	956	N	N	1823 NE KENYON CT
008	362995	0140	2/11/04	\$272,594	1160	260	8	2003	3	910	N	N	1848 NE KENYON CT
008	362995	0040	3/4/04	\$267,530	1160	260	8	2003	3	956	N	N	1831 NE KENYON CT
008	362995	0090	3/16/04	\$270,046	1160	260	8	2003	3	956	N	N	1861 NE KENYON CT
008	362996	0040	5/29/04	\$265,625	1160	260	8	2004	3	955	N	N	1881 NE KENYON CT
008	362995	0130	4/15/04	\$266,476	1160	260	8	2003	3	910	N	N	1856 NE KENYON CT
008	362996	0060	6/24/04	\$262,707	1160	260	8	2004	3	955	N	N	1893 NE KENYON CT
008	362995	0120	2/23/04	\$259,990	1160	260	8	2003	3	910	N	N	1864 NE KENYON CT
008	362995	0170	12/22/03	\$259,912	1160	260	8	2003	3	910	N	N	1824 NE KENYON CT
008	362995	0020	3/15/04	\$254,990	1160	260	8	2003	3	956	N	N	1815 NE KENYON CT
008	362995	0080	3/29/04	\$254,590	1160	260	8	2003	3	956	N	N	1857 NE KENYON CT
008	362995	0070	3/15/04	\$254,000	1160	260	8	2003	3	956	N	N	1851 NE KENYON CT
008	362996	0050	6/25/04	\$251,755	1160	260	8	2004	3	955	N	N	1887 NE KENYON CT
008	362995	0180	12/10/03	\$253,344	1160	260	8	2003	3	910	N	N	1816 NE KENYON CT
008	362997	0750	8/3/04	\$276,800	1350	60	8	2004	3	1783	N	N	2725 NORTH STAR LN NE
008	362995	0190	10/29/04	\$371,350	1360	350	8	2003	3	2328	Y	N	1808 NE KENYON CT
008	362995	0010	3/3/04	\$370,126	1360	350	8	2003	3	2381	N	N	1815 NE KENYON CT
008	362996	0030	7/15/04	\$362,939	1360	350	8	2004	3	2193	N	N	1873 NE KENYON CT
008	362995	0060	5/27/04	\$337,708	1360	350	8	2003	3	1947	N	N	1843 NE KENYON CT
008	362995	0150	5/18/04	\$332,990	1360	350	8	2003	3	2078	N	N	1840 NE KENYON CT
008	362996	0530	8/10/04	\$299,990	1370	140	8	2004	3	1375	N	N	1936 17TH AV NE
008	362996	0520	8/9/04	\$309,990	1380	140	8	2004	3	1485	N	N	1948 17TH AV NE
008	302407	9041	3/20/03	\$350,000	1390	1200	8	1979	3	131116	Y	N	6805 277TH WY SE
008	362996	0580	12/9/03	\$370,507	1430	340	8	2003	3	1842	N	N	1888 17TH AV NE
008	362996	0550	12/8/03	\$341,900	1430	340	8	2003	3	1863	Y	N	1924 17TH AV NE
008	362995	0050	3/12/04	\$336,290	1450	380	8	2003	3	1947	N	N	1837 NE KENYON CT
008	363002	0010	5/24/04	\$269,990	1480	0	8	2004	3	1729	N	N	2490 NE JULEP ST
008	363002	0090	4/29/04	\$269,990	1480	0	8	2004	3	1741	N	N	2402 NE JULEP ST
008	363002	0100	6/22/04	\$270,612	1480	0	8	2004	3	2577	N	N	1716 24TH AV NE
008	363002	0460	7/27/04	\$274,000	1480	0	8	2004	3	1290	N	N	1727 25TH AV NE
008	363002	0480	7/27/04	\$269,990	1480	0	8	2004	3	2062	N	N	1719 25TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	363002	0080	5/21/04	\$272,990	1480	0	8	2004	3	1237	N	N	2414 NE JULEP ST
008	363002	0470	10/19/04	\$270,612	1480	0	8	2004	3	1440	N	N	1723 25TH AV NE
008	363002	0020	6/23/04	\$269,990	1480	0	8	2004	3	1237	N	N	2478 NE JULEP ST
008	363002	0030	5/21/04	\$269,990	1480	0	8	2004	3	1237	N	N	2466 NE JULEP ST
008	363002	0070	7/1/04	\$269,990	1480	0	8	2004	3	1237	N	N	2426 NE JULEP ST
008	363002	0110	7/13/04	\$269,990	1480	0	8	2004	3	1583	N	N	1720 24TH AV NE
008	363002	0120	9/10/04	\$269,990	1480	0	8	2004	3	1317	N	N	1724 24TH AV NE
008	363002	0450	7/27/04	\$269,990	1480	0	8	2004	3	1509	N	N	1731 25TH AV NE
008	363002	0130	7/1/04	\$264,990	1480	0	8	2004	3	1593	N	N	1728 24TH AV NE
008	362996	0700	6/22/04	\$329,990	1490	0	8	2004	3	1854	N	N	1931 18TH PL
008	362996	0710	6/15/04	\$329,990	1490	0	8	2004	3	1834	N	N	1937 18TH PL NE
008	362995	0110	5/14/04	\$355,990	1490	370	8	2003	3	2047	N	N	1872 NE KENYON CT
008	362996	0670	5/21/04	\$319,990	1490	0	8	2003	3	1831	N	N	1929 18TH AV NE
008	362995	0100	5/19/04	\$345,476	1490	370	8	2003	3	2193	N	N	1867 NE KENYON CT
008	362995	0160	5/19/04	\$344,136	1490	370	8	2003	3	2104	N	N	1832 NE KENYON CT
008	362996	0070	6/25/04	\$341,683	1490	370	8	2004	3	2000	N	N	1899 NE KENYON CT
008	785215	0540	4/16/03	\$267,470	1530	0	8	2003	3	4232	N	N	35206 SE KINSEY ST
008	363002	0050	6/29/04	\$296,990	1590	0	8	2004	3	1522	N	N	2446 NE JULEP ST
008	363002	0040	6/3/04	\$289,990	1600	0	8	2004	3	1495	N	N	2454 NE JULEP ST
008	362997	0760	8/12/04	\$317,800	1600	250	8	2004	3	1783	N	N	2675 NORTH STAR LN NE
008	363003	0490	7/21/04	\$338,894	1640	0	8	2004	3	4743	N	N	2036 25TH AV NE
008	363003	0160	7/13/04	\$338,170	1640	0	8	2004	3	4641	N	N	2028 25TH AV NE
008	362996	0250	4/16/04	\$343,658	1640	0	8	2003	3	1659	N	N	1834 NE KINCAID WALK
008	362996	0240	9/20/04	\$341,990	1640	0	8	2003	3	2014	N	N	1850 NE KINCAID WALK
008	785202	0740	1/20/03	\$294,500	1690	0	8	1999	3	3690	Y	N	7412 DOGWOOD LN SE
008	362996	0230	1/12/04	\$391,113	1700	0	8	2003	3	2048	N	N	1862 NE KINCAID WALK
008	362995	0230	1/5/04	\$352,783	1700	0	8	2003	3	2117	N	N	1859 NE KINCAID WALK
008	363003	0480	8/2/04	\$340,295	1710	0	8	2004	3	3162	N	N	2042 25TH AV NE
008	202407	9054	6/29/04	\$610,000	1720	0	8	1988	3	217364	N	N	5911 299TH AV SE
008	362975	0170	8/26/03	\$309,800	1740	0	8	2000	3	4612	N	N	1118 NE LAUREL CT
008	362975	0160	9/25/03	\$313,000	1750	0	8	2000	3	4289	N	N	1130 NE LAUREL CT
008	785209	0020	6/9/04	\$330,000	1761	0	8	2000	3	3979	N	N	7421 THOMPSON AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	321095	0520	7/11/03	\$329,000	1780	0	8	1978	3	32314	N	N	33807 SE 55TH ST
008	362983	0280	4/27/04	\$425,000	1850	660	8	1999	3	3445	N	N	1518 NE IRIS ST
008	362983	0340	7/1/04	\$417,950	1860	130	8	1999	3	3622	N	N	1595 NE JADE ST
008	362979	0230	10/5/04	\$382,500	1864	0	8	1999	3	3320	N	N	1727 15TH AV NE
008	362979	0310	10/6/04	\$375,000	1864	0	8	1999	3	3560	N	N	1705 14TH AV NE
008	362983	0160	7/14/03	\$380,000	1870	130	8	1999	3	5542	N	N	1567 NE IRIS ST
008	102307	9147	8/11/03	\$394,500	1880	0	8	1989	3	130244	N	N	33020 SE 114TH ST
008	785202	0750	9/15/04	\$300,000	1890	0	8	1999	3	5093	N	N	7410 DOGWOOD LN SE
008	362983	0080	4/10/03	\$430,000	1940	660	8	1999	3	2990	N	N	1542 NE JADE ST
008	785211	0350	11/9/04	\$370,000	2020	0	8	2001	3	6028	N	N	7022 CURTIS DR SE
008	785211	0240	3/17/03	\$358,900	2020	0	8	2001	3	6465	N	N	6924 CURTIS DR SE
008	785211	0390	2/12/03	\$354,950	2020	0	8	2002	3	6313	N	N	7106 CURTIS DR SE
008	785213	0840	7/13/04	\$343,500	2030	0	8	2002	3	5746	N	N	7117 SILENT CREEK AV SE
008	785213	0510	1/14/03	\$299,745	2040	0	8	2003	3	4969	N	N	7324 SILENT CREEK AV SE
008	785209	0060	8/25/04	\$340,500	2073	0	8	2000	3	3761	N	N	7405 THOMPSON AV SE
008	362979	0090	2/13/03	\$350,000	2079	0	8	1999	3	3402	N	N	1769 14TH AV NE
008	785202	0720	3/29/04	\$362,500	2080	0	8	2000	3	4931	N	N	7418 DOGWOOD LN SE
008	362976	0200	8/24/04	\$380,000	2080	0	8	2002	3	3779	N	N	1765 12TH AV NE
008	785209	0220	12/3/03	\$329,950	2080	0	8	2000	3	4079	N	N	7131 THOMPSON AV SE
008	362976	0170	8/25/04	\$395,000	2090	0	8	2002	3	3779	N	N	1747 12TH AV NE
008	362976	0340	2/4/03	\$379,170	2110	0	8	2003	3	4950	N	N	1802 12TH AV NE
008	321095	0210	7/24/03	\$419,000	2120	0	8	1990	3	36286	N	N	33325 SE 52ND ST
008	785203	0120	8/2/04	\$312,250	2120	0	8	1999	3	4427	Y	N	7531 DOUGLAS AV SE
008	785203	0960	6/29/04	\$314,000	2120	0	8	2000	3	4500	N	N	34515 COTTONWOOD DR SE
008	785200	0050	7/21/04	\$322,000	2120	0	8	1998	3	5491	N	N	7024 AUTUMN AV SE
008	785200	0130	3/8/04	\$320,280	2120	0	8	1998	3	7667	N	N	7208 AUTUMN AV SE
008	785203	0300	8/26/03	\$300,000	2120	0	8	1999	3	3837	N	N	34602 COTTONWOOD DR SE
008	785213	0030	7/15/04	\$329,950	2120	0	8	2002	3	3983	N	N	7313 DOUGLAS AV SE
008	785203	1020	5/28/03	\$296,950	2120	0	8	2000	3	4500	N	N	7529 RAVEN AV SE
008	785203	0360	7/8/03	\$280,000	2120	0	8	2000	3	4005	N	N	7512 COTTONWOOD DR SE
008	785213	0110	1/16/03	\$296,585	2120	0	8	2002	3	4266	N	N	7205 DOUGLAS AV SE
008	362979	0170	6/28/04	\$372,300	2122	0	8	1999	3	3477	N	N	1435 NE IRIS ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362979	0210	7/28/03	\$363,900	2122	0	8	1998	3	4833	N	N	1495 NE IRIS ST
008	362979	0260	7/9/03	\$350,000	2122	0	8	1999	3	3559	N	N	1795 15TH AV NE
008	362979	0020	8/16/04	\$399,950	2132	0	8	1999	3	4216	N	N	1482 NE JADE ST
008	785213	0800	8/19/04	\$327,500	2140	0	8	2002	3	6355	N	N	7125 SELENT CREEK AVE SE
008	785214	0420	7/21/03	\$399,950	2160	0	8	2002	3	9028	N	N	6932 ELDERBERRY AV SE
008	785214	0210	8/4/03	\$379,990	2160	0	8	2003	4	16302	N	N	6705 ELDERBERRY AV SE
008	785214	0160	9/8/03	\$374,950	2160	0	8	2003	3	5714	N	N	6721 ELDERBERRY AVE SE
008	785214	0200	8/4/03	\$374,950	2160	0	8	2003	3	6872	N	N	6701 ELDERBERRY AV SE
008	785214	0280	9/2/03	\$364,950	2160	0	8	2003	3	5388	N	N	6728 ELDERBERRY AV SE
008	785200	0500	1/21/04	\$339,000	2160	0	8	1998	3	7737	N	N	7007 AUTUMN AV SE
008	785200	0530	9/24/03	\$335,100	2160	0	8	1998	3	9092	N	N	6927 AUTUMN AV SE
008	785214	0320	7/22/03	\$352,950	2160	0	8	2003	3	4540	N	N	6820 ELDERBERRY AV SE
008	785214	0060	3/7/03	\$351,900	2160	0	8	2003	3	5452	N	N	6903 ELDERBERRY AV SE
008	785214	0400	3/24/03	\$350,000	2160	0	8	2003	3	5584	N	N	6926 ELDERBERRY AV SE
008	785214	0330	8/22/03	\$348,950	2160	0	8	2003	3	4579	N	N	6826 ELDERBERRY AV SE
008	362979	0300	11/17/03	\$350,000	2170	0	8	1999	3	3200	N	N	1727 14TH AV NE
008	362983	0300	10/29/04	\$450,000	2170	650	8	1999	3	3074	N	N	1542 NE IRIS ST
008	785204	0070	3/8/04	\$352,950	2190	0	8	1999	3	3986	N	N	7410 DOUGLAS AV SE
008	785202	0620	2/10/04	\$370,000	2190	0	8	1999	3	4944	Y	N	7405 DOGWOOD LN SE
008	362976	0320	1/14/03	\$370,912	2190	0	8	2003	3	4950	N	N	1784 12TH AV NE
008	785202	0570	9/23/03	\$349,999	2190	0	8	1999	3	4370	Y	N	35504 SE KINSEY ST
008	785202	0300	11/19/03	\$403,500	2200	0	8	2000	3	4544	N	N	7629 DOGWOOD LN SE
008	785204	0150	7/28/04	\$343,000	2230	0	8	2000	3	3986	N	N	7306 DOUGLAS AV SE
008	362976	0310	9/24/03	\$371,000	2230	0	8	2003	3	4950	N	N	1778 12TH AV NE
008	362976	0310	1/6/03	\$362,199	2230	0	8	2003	3	4950	N	N	1778 12TH AV NE
008	785209	0110	5/24/04	\$349,950	2232	0	8	2000	3	3761	N	N	7319 THOMPSON AV SE
008	362976	0300	2/25/03	\$379,950	2240	0	8	2003	3	4950	N	N	1772 12TH AV NE
008	362976	0350	2/14/03	\$375,950	2240	0	8	2003	3	5561	N	N	1808 12TH AV NE
008	785322	0980	8/16/04	\$393,500	2270	0	8	2004	3	6185	N	N	36231 SE ISLEY ST
008	785322	0910	9/21/04	\$362,950	2270	0	8	2004	3	7887	N	N	36327 SE ISLEY ST
008	785214	0120	7/3/03	\$354,500	2270	0	8	2003	3	5467	N	N	6807 ELDERBERRY AV SE
008	785214	0410	8/5/03	\$359,950	2270	0	8	2003	3	6269	N	N	6930 ELDERBERRY AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	785214	0250	9/24/03	\$362,950	2270	0	8	2003	3	5261	N	N	6716 ELDERBERRY AV SE
008	785214	0370	4/14/03	\$356,950	2270	0	8	2003	3	5003	N	N	6914 ELDERBERRY AV SE
008	785214	0040	5/12/03	\$354,950	2270	0	8	2003	3	5536	N	N	6915 ELDERBERRY AVE SE
008	785214	0360	9/23/03	\$354,950	2270	0	8	2003	3	4711	N	N	6832 ELDERBERRY AV SE
008	785214	0110	9/3/03	\$351,690	2270	0	8	2003	3	5145	N	N	6821 ELDERBERRY AVE SE
008	785214	0150	7/29/03	\$352,950	2270	0	8	2003	3	5450	N	N	6729 ELDERBERRY AV SE
008	785214	0030	5/23/03	\$347,950	2270	0	8	2003	3	5145	N	N	6921 ELDERBERRY AV SE
008	785322	0960	8/10/04	\$355,950	2280	0	8	2004	3	9690	N	N	36309 SE ISLEY ST
008	785203	0400	8/12/04	\$317,500	2320	0	8	2000	3	4002	N	N	7430 COTTONWOOD DR SE
008	785203	0990	10/6/03	\$308,000	2320	0	8	2001	3	4500	N	N	7612 FERN AV SE
008	172407	9031	2/21/03	\$471,000	2330	770	8	1968	3	270979	Y	N	30224 SE ISSAQAH-FALL CITY RD
008	785214	0090	9/10/04	\$387,000	2350	0	8	2003	3	5731	N	N	6827 ELDERBERRY AVE SE
008	785214	0290	8/18/03	\$367,000	2350	0	8	2003	3	5746	N	N	6814 ELDERBERRY AVE SE
008	785214	0190	9/11/03	\$362,950	2350	0	8	2003	3	6939	N	N	6713 ELDERBERRY AV SE
008	785214	0090	4/17/03	\$353,500	2350	0	8	2003	3	5731	N	N	6827 ELDERBERRY AVE SE
008	785203	0430	6/24/03	\$327,000	2360	0	8	2000	3	4027	N	N	7418 COTTONWOOD DR SE
008	785200	0110	10/22/03	\$332,900	2360	0	8	1998	3	4670	N	N	7114 AUTUMN AV SE
008	785200	0030	8/26/03	\$316,000	2360	0	8	1998	3	5171	N	N	7014 AUTUMN AV SE
008	785203	0090	11/24/03	\$304,500	2360	0	8	1999	3	4993	N	N	7517 DOUGLAS AV SE
008	785200	0150	9/20/04	\$315,000	2360	0	8	1998	3	4127	N	N	7216 AUTUMN AV SE
008	785217	0530	9/4/03	\$362,119	2370	0	8	2003	3	5418	N	N	6714 EAST CREST VIEW LP SE
008	362976	0330	1/15/03	\$372,175	2370	0	8	2003	3	4950	N	N	1790 12TH AV NE
008	785217	0570	9/15/03	\$378,876	2370	0	8	2003	3	5344	N	N	6732 CREST VIEW AV SE
008	785217	0390	7/16/03	\$374,789	2370	0	8	2003	3	6660	N	N	6508 EAST CREST VIEW LP SE
008	785217	0550	9/23/03	\$376,376	2370	0	8	2003	3	6295	N	N	6724 CREST VIEW AV SE
008	785217	0370	6/18/03	\$371,962	2370	0	8	2003	3	7875	N	N	6430 EAST CREST VIEW LP SE
008	785217	0430	7/29/03	\$364,950	2370	0	8	2003	3	5333	N	N	6526 EAST CREST VIEW LP SE
008	362983	0030	4/16/04	\$415,000	2389	0	8	1999	3	3928	N	N	1525 NE JONQUIL LN
008	785210	0250	10/21/04	\$397,500	2390	0	8	2001	3	7825	N	N	6816 ELDERBERRY AVE SE
008	785213	0210	4/10/03	\$323,399	2390	0	8	2003	3	4078	N	N	7126 CRANBERRY CT SE
008	785204	0080	1/6/04	\$346,450	2400	0	8	1999	3	3986	N	N	7406 DOUGLAS AV SE
008	785204	0170	12/10/03	\$340,000	2400	0	8	1999	3	5320	N	N	7230 DOUGLAS AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	785322	0940	8/5/04	\$372,500	2400	0	8	2004	3	6021	N	N	36313 SE ISLEY ST
008	785213	0060	4/23/04	\$324,950	2400	0	8	2002	3	3736	N	N	7233 DOUGLAS AV SE
008	785203	0280	8/6/04	\$329,950	2410	0	8	2000	3	4004	N	N	34530 COTTONWOOD DR SE
008	785203	1000	12/10/03	\$330,500	2410	0	8	2001	3	4950	N	N	7608 FERN AV SE
008	785203	0970	12/23/03	\$328,000	2410	0	8	2000	3	4816	N	N	34519 COTTONWOOD DR SE
008	785203	0280	8/15/03	\$312,000	2410	0	8	2000	3	4004	N	N	34530 COTTONWOOD DR SE
008	785203	0310	3/12/03	\$309,990	2410	0	8	2000	3	4780	N	N	34604 COTTONWOOD DR SE
008	785209	0130	8/20/04	\$356,000	2415	0	8	2000	3	3761	N	N	7311 THOMPSON AV SE
008	785200	0360	7/8/04	\$350,000	2420	0	8	1998	3	5909	N	N	7217 AUTUMN AV SE
008	785200	0180	11/10/04	\$342,950	2420	0	8	1998	3	4189	N	N	7228 AUTUMN AV SE
008	785200	0250	2/11/03	\$346,250	2420	0	8	1998	3	7334	Y	N	7253 AUTUMN AV SE
008	785200	0040	8/2/04	\$342,475	2420	0	8	1998	3	5434	N	N	7020 AUTUMN AV SE
008	785200	0290	9/3/03	\$332,000	2420	0	8	1998	3	6135	N	N	7245 AUTUMN AV SE
008	785203	0080	12/2/03	\$315,000	2420	0	8	1999	3	5255	N	N	7511 DOUGLAS AV SE
008	785209	0170	9/10/04	\$365,000	2420	0	8	2000	3	4270	Y	N	7221 THOMPSON AV SE
008	785200	0010	12/9/03	\$335,000	2420	0	8	1998	3	8252	N	N	7006 AUTUMN AV SE
008	785200	0080	1/23/03	\$317,000	2420	0	8	1998	3	5507	N	N	7100 AUTUMN AV SE
008	785209	0200	12/3/03	\$350,000	2420	0	8	2000	3	4205	Y	N	7207 THOMPSON AV SE
008	785200	0390	10/1/03	\$336,500	2460	0	8	1998	3	5508	N	N	7113 AUTUMN AV SE
008	785200	0450	6/14/04	\$336,000	2460	0	8	1998	3	7766	N	N	7027 AUTUMN AV SE
008	785200	0540	5/7/03	\$308,400	2460	0	8	1998	3	16460	Y	N	6925 AUTUMN AV SE
008	785202	0780	7/21/04	\$395,000	2470	0	8	2000	3	5208	N	N	7402 DOGWOOD LN SE
008	785214	0310	10/23/03	\$382,950	2470	0	8	2003	3	5840	N	N	6818 ELDERBERRY AV SE
008	785214	0270	8/19/03	\$389,950	2470	0	8	2003	3	8089	N	N	6733 ELDERBERRY AV SE
008	785214	0390	3/26/03	\$382,950	2470	0	8	2003	3	7615	N	N	6922 ELDERBERRY AV SE
008	785214	0380	2/26/03	\$382,605	2470	0	8	2003	3	7952	N	N	6918 ELDERBERRY AV SE
008	785214	0260	9/2/03	\$384,950	2470	0	8	2003	3	6386	N	N	6720 ELDERBERRY AV SE
008	785214	0300	9/11/03	\$382,950	2470	0	8	2003	3	6790	N	N	6816 ELDERBERRY AVE SE
008	785214	0340	4/18/03	\$379,950	2470	0	8	2003	3	6284	N	N	6828 ELDERBERRY AV SE
008	785214	0350	2/26/03	\$379,950	2470	0	8	2003	3	7726	N	N	6830 ELDERBERRY AV SE
008	785214	0080	3/1/03	\$379,950	2470	0	8	2003	3	10514	N	N	6825 ELDERBERRY AV SE
008	785214	0010	5/21/03	\$374,950	2470	0	8	2003	3	14355	N	N	6929 ELDERBERRY AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785214	0020	6/16/03	\$372,950	2470	0	8	2003	3	10997	N	N	6925 ELDERBERRY AV SE
008	785213	0180	1/15/03	\$373,812	2480	0	8	2003	3	5273	N	N	34606 SE CRANBERRY CT
008	785213	0290	5/14/04	\$360,000	2480	0	8	2002	3	5016	N	N	7232 CRANBERRY CT SE
008	785213	0150	5/5/03	\$340,349	2480	0	8	2003	3	6058	N	N	7131 CRANBERRY CT SE
008	785213	0380	6/6/03	\$343,951	2480	0	8	2003	3	5333	N	N	34601 SE CRANBERRY CT
008	785213	0490	7/8/03	\$329,203	2480	0	8	2003	3	4543	N	N	7316 SILENT CREEK AV SE
008	785209	0210	5/19/04	\$369,950	2500	0	8	2000	3	4079	Y	N	7203 THOMPSON AV SE
008	785202	0510	9/23/04	\$338,750	2500	0	8	1999	3	4033	N	N	35507 SE KINSEY ST
008	785209	0820	7/28/04	\$360,000	2500	0	8	2001	3	4203	N	N	34821 SE BURROWS WY
008	332407	9085	3/23/04	\$495,000	2510	860	8	1994	4	62726	N	N	8310 316TH PL SE
008	785213	0360	3/23/04	\$355,000	2510	0	8	2002	3	5471	N	N	34607 SE CRANBERRY CT
008	785213	0820	8/24/04	\$340,000	2510	0	8	2002	3	4590	N	N	7121 SILENT CREEK AV SE
008	272407	9053	1/7/04	\$460,000	2520	0	8	1994	3	270072	N	N	7726 331ST AV SE
008	785322	1000	7/12/04	\$364,950	2520	0	8	2004	3	6277	Y	N	36227 SE ISLEY ST
008	785322	0990	7/1/04	\$359,950	2540	0	8	2004	3	6021	Y	N	36229 SE ISLEY ST
008	785209	0900	9/20/04	\$372,500	2550	0	8	2000	3	4798	N	N	34812 SE BURROWS WY
008	785209	0920	4/21/03	\$363,000	2550	0	8	2000	3	4798	N	N	34822 SE BURROWS WY
008	785209	0900	1/27/03	\$355,000	2550	0	8	2000	3	4798	N	N	34812 SE BURROWS WY
008	785202	0320	11/8/04	\$400,000	2580	0	8	2000	3	5431	N	N	7619 DOGWOOD LN SE
008	785211	0110	6/22/03	\$369,940	2580	0	8	2002	3	5235	N	N	7109 SE CURTIS DR
008	785213	0850	8/18/04	\$369,000	2610	0	8	2002	3	4943	N	N	7115 SILENT CREEK AV SE
008	785211	0260	2/24/03	\$430,000	2610	0	8	2001	3	7438	Y	N	6928 CURTIS DR SE
008	785213	0620	2/21/03	\$329,856	2610	0	8	2003	3	7074	N	N	7315 SILENT CREEK AV SE
008	785213	0810	6/2/03	\$313,719	2610	0	8	2003	3	4537	N	N	7123 SILENT CREEK AV SE
008	785213	0650	4/7/03	\$301,544	2610	0	8	2003	3	4889	N	N	7309 SILENT CREEK AV SE
008	785203	1030	11/4/04	\$375,000	2620	0	8	2000	3	4950	N	N	7523 RAVEN AV SE
008	785203	1030	11/10/04	\$367,000	2620	0	8	2000	3	4950	N	N	7523 RAVEN AV SE
008	785203	0980	4/22/03	\$327,500	2620	0	8	2001	3	4950	N	N	7616 FERN AV SE
008	785203	0270	11/25/03	\$328,500	2620	0	8	2000	3	4023	N	N	34528 COTTONWOOD DR SE
008	785203	0250	9/26/03	\$324,900	2620	0	8	2000	3	3889	N	N	34522 COTTONWOOD DR SE
008	785209	0590	10/20/03	\$405,000	2630	0	8	2001	3	5710	N	N	34832 CURTIS DR SE
008	785209	0450	5/11/04	\$495,950	2640	0	8	2001	3	5500	Y	N	34901 SE CURTIS DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785209	0960	8/27/03	\$470,000	2640	0	8	2000	3	9468	N	N	7229 HOFF AV SE
008	785214	0230	7/16/04	\$399,950	2640	0	8	2004	3	6273	N	N	34406 SE CARMICHAEL ST
008	785210	0130	4/20/04	\$369,950	2640	0	8	2001	3	5968	N	N	34524 SE JAY CT
008	785213	0190	1/23/03	\$345,758	2640	0	8	2003	3	5607	N	N	7133 CRANBERRY CT SE
008	785213	0370	9/3/03	\$347,985	2640	0	8	2003	3	3922	N	N	34603 SE CRANBERRY CT
008	785210	0020	4/6/04	\$357,500	2640	0	8	2001	3	4500	N	N	34511 STELLER WY SE
008	785213	0170	5/6/03	\$332,995	2640	0	8	2003	3	4284	N	N	34604 SE CRANBERRY CT
008	785213	0610	12/29/03	\$340,510	2640	0	8	2004	3	4335	N	N	7317 SILENT CREEK AV SE
008	785213	0200	8/28/03	\$332,735	2640	0	8	2003	3	4693	N	N	7119 CRANBERRY CT SE
008	785213	0570	3/19/03	\$326,996	2640	0	8	2003	3	4951	N	N	7325 SILENT CREEK AV SE
008	785214	0430	4/1/04	\$419,950	2650	0	8	2004	3	8894	N	N	34414 SE CARMICHAEL ST
008	785322	0950	7/19/04	\$371,950	2650	0	8	2004	3	7667	N	N	36311 SE ISLEY ST
008	785217	0540	8/27/03	\$389,395	2660	0	8	2003	3	6833	N	N	6720 CREST VIEW AV SE
008	785203	0490	9/20/04	\$334,900	2660	0	8	2000	3	5286	N	N	34504 SE LINDEN LP
008	785322	0920	8/24/04	\$371,950	2660	0	8	2004	3	9623	N	N	36325 SE ISLEY ST
008	785217	0360	10/28/03	\$389,950	2660	0	8	2003	3	8094	N	N	6424 EAST CREST VIEW LP SE
008	212407	9065	8/10/04	\$524,390	2660	0	8	1989	3	204732	N	N	5445 322ND AV SE
008	785217	0480	10/23/03	\$379,950	2660	0	8	2003	3	5015	N	N	6620 EAST CREST VIEW LP SE
008	785217	0460	7/15/03	\$383,702	2660	0	8	2003	3	5023	N	N	6612 EAST CREST VIEW LP SE
008	785217	0520	10/3/03	\$381,500	2660	0	8	2003	3	5001	N	N	6708 EAST CREST VIEW LP SE
008	785217	0410	8/21/03	\$379,950	2660	0	8	2003	3	5761	N	N	6516 EAST CREST VIEW LP SE
008	785217	0590	10/7/03	\$381,270	2660	0	8	2003	3	6871	N	N	6814 CRESTVIEW AV SE
008	785217	0440	11/20/03	\$376,950	2660	0	8	2003	3	5088	N	N	6602 EAST CREST VIEW LP SE
008	785217	0500	8/25/03	\$375,685	2660	0	8	2003	3	5309	N	N	6628 EAST CREST VIEW LP SE
008	312507	9033	1/16/04	\$564,000	2670	0	8	1977	3	212572	Y	N	27902 NE 5TH ST
008	785209	0500	11/3/04	\$479,950	2670	0	8	2001	3	5500	N	N	34805 SE CURTIS DR
008	785322	0970	7/29/04	\$374,950	2680	0	8	2004	3	7178	N	N	36307 SE ISLEY ST
008	785211	0200	6/11/03	\$399,000	2690	0	8	2001	3	5615	N	N	6927 SE CURTIS DR
008	785202	0310	5/11/04	\$444,900	2740	0	8	2000	3	5665	N	N	7623 DOGWOOD LN SE
008	785203	0690	2/9/04	\$374,500	2760	0	8	2000	3	6313	N	N	7512 RAVEN AV SE
008	785202	0270	7/18/03	\$439,000	2760	0	8	2001	3	6491	N	N	7641 DOGWOOD LN SE
008	785203	0860	11/6/03	\$355,500	2760	0	8	2001	3	5500	N	N	7625 FERN AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785203	0730	9/10/03	\$355,000	2760	0	8	2000	3	5325	N	N	7445 RAVEN AV SE
008	785214	0220	9/22/03	\$429,323	2830	0	8	2003	3	15404	N	N	34402 SE CARMICHAEL ST
008	785214	0220	3/25/04	\$423,000	2830	0	8	2003	3	15404	N	N	34402 SE CARMICHAEL ST
008	785214	0240	12/12/03	\$427,159	2830	0	8	2004	3	8451	N	N	34410 SE CARMICHAEL ST
008	785214	0140	5/13/03	\$400,035	2830	0	8	2003	3	10443	N	N	6733 ELDERBERRY AV SE
008	785214	0180	8/26/03	\$400,000	2830	0	8	2003	3	14214	N	N	6709 ELDERBERRY AV SE
008	785214	0130	5/28/03	\$394,950	2830	0	8	2003	3	11009	N	N	6803 ELDERBERRY AV SE
008	785214	0170	7/21/03	\$394,950	2830	0	8	2003	3	14094	N	N	6717 ELDERBERRY AV SE
008	785214	0100	4/1/03	\$390,000	2830	0	8	2003	3	10954	N	N	6823 ELDERBERRY AV SE
008	785214	0050	3/18/03	\$389,950	2830	0	8	2003	3	10817	N	N	6911 ELDERBERRY AV SE
008	785214	0070	3/18/03	\$389,950	2830	0	8	2003	3	11477	N	N	6907 ELDERBERRY AV SE
008	785213	0530	6/10/04	\$397,000	2870	0	8	2002	3	5807	N	N	7333 SILENT CREEK AV SE
008	785209	0610	10/6/04	\$436,500	2880	0	8	2001	3	5726	N	N	34910 SE CRUTIS DR
008	785209	0610	6/5/03	\$425,950	2880	0	8	2001	3	5726	N	N	34910 SE CRUTIS DR
008	785210	0080	6/7/04	\$378,900	2885	0	8	2001	3	5670	N	N	7916 SE STELLER WY
008	785210	0140	9/29/04	\$384,950	2885	0	8	2001	3	8481	N	N	34528 SE JAY CT
008	785203	0920	4/14/04	\$420,000	2940	0	8	2000	3	7749	N	N	7709 FERN AV SE
008	785213	0330	9/4/03	\$367,900	2960	0	8	2002	3	6805	N	N	7303 CRANBERRY CT SE
008	785203	0740	10/13/03	\$372,000	2960	0	8	2000	3	7301	N	N	7447 RAVEN AV SE
008	785217	0580	9/22/03	\$415,244	2990	0	8	2003	3	6106	N	N	6808 CREST VIEW AV SE
008	785217	0400	5/23/03	\$402,504	2990	0	8	2003	3	6334	N	N	6512 EAST CREST VIEW LP SE
008	785217	0490	7/31/03	\$395,335	2990	0	8	2003	3	5010	N	N	6624 EAST CREST VIEW LP SE
008	785217	0420	5/21/03	\$395,047	2990	0	8	2003	3	5313	N	N	6522 EAST CREST VIEW LP SE
008	785217	0510	8/18/03	\$391,481	2990	0	8	2003	3	5126	N	N	6704 EAST CREST VIEW LP SE
008	785217	0270	4/2/04	\$569,990	3030	0	8	2004	3	13058	Y	N	35714 SE CREST VIEW LP SE
008	102307	9053	5/26/04	\$466,950	3030	0	8	1994	3	22900	Y	Y	33414 SE 126TH ST
008	785217	0020	2/2/04	\$525,878	3030	0	8	2004	3	5269	N	N	6803 CREST VIEW AV SE
008	785217	0220	7/14/04	\$499,990	3030	0	8	2004	3	5338	N	N	6507 WEST CREST VIEW LP SE
008	785217	0190	6/26/03	\$480,000	3030	0	8	2003	3	5713	N	N	6519 WEST CREST VIEW LP SE
008	785217	0110	6/23/03	\$469,990	3030	0	8	2003	3	5269	N	N	6625 WEST CREST VIEW LP SE
008	785217	0050	11/25/03	\$468,990	3030	0	8	2003	3	5722	N	N	6721 CREST VIEW AV SE
008	785217	0170	8/12/03	\$464,051	3030	0	8	2003	3	5771	N	N	6527 WEST CREST VIEW LP SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785217	0090	9/25/03	\$459,999	3030	0	8	2003	3	5537	N	N	6701 WEST CREST VIEW LP SE
008	785217	0240	3/5/04	\$549,990	3030	0	8	2003	3	5756	Y	N	64270 WEST CREST VIEW LP SE
008	785217	0300	10/22/03	\$489,990	3030	0	8	2003	3	7974	Y	N	35726 SE CREST VIEW LP SE
008	785217	0330	2/5/04	\$480,481	3030	0	8	2004	3	7924	Y	N	35814 SE CREST VIEW LP SE
008	785217	0230	5/3/04	\$549,990	3180	0	8	2004	3	5552	N	N	6431 SE CREST VIEW LP SE
008	785217	0200	2/17/04	\$504,000	3180	0	8	2004	3	5379	N	N	6515 WEST CREST VIEW LP SE
008	785217	0140	1/26/04	\$484,990	3180	0	8	2003	3	5438	N	N	6609 WEST CREST VIEW LP SE
008	785217	0250	9/29/03	\$592,300	3180	0	8	2003	3	7694	Y	N	6423 WEST CREST VIEW LP SE
008	785217	0290	5/6/04	\$539,990	3180	0	8	2004	3	7996	Y	N	35722 SE CREST VIEW LP SE
008	785217	0070	8/13/03	\$464,990	3180	0	8	2003	3	5257	N	N	6711 WEST CREST VIEW LP SE
008	785217	0160	10/6/03	\$464,990	3180	0	8	2003	3	5810	N	N	6533 WEST CREST VIEW LP SE
008	785217	0320	1/15/04	\$499,990	3180	0	8	2004	3	9151	Y	N	35810 SE CREST VIEW LP SE
008	785217	0450	5/20/04	\$464,950	3230	0	8	2003	3	5034	N	N	6608 EAST CREST VIEW LP SE
008	785217	0350	6/18/03	\$450,268	3230	0	8	2003	3	8778	N	N	6420 EAST CREST VIEW LP SE
008	785217	0560	10/21/03	\$431,229	3230	0	8	2003	3	5548	N	N	6728 CREST VIEW AV SE
008	785217	0470	8/26/03	\$419,031	3230	0	8	2003	3	5019	N	N	6616 EAST CREST VIEW LP SE
008	785217	0380	6/26/03	\$410,420	3230	0	8	2003	4	7752	N	N	6504 EAST CREST VIEW LP SE
008	785217	0210	2/11/04	\$512,990	3260	0	8	2004	3	5391	N	N	6511 WEST CREST VIEW LP SE
008	785217	0010	6/23/04	\$493,990	3260	0	8	2004	3	5936	N	N	6809 CREST VIEW AV SE
008	785217	0150	9/2/03	\$483,936	3260	0	8	2003	3	5785	N	N	6603 WEST CREST VIEW LP SE
008	785217	0060	9/9/03	\$485,000	3260	0	8	2003	3	5662	N	N	6715 CREST VIEW AV SE
008	785217	0120	10/13/03	\$476,990	3260	0	8	2003	3	5260	N	N	6621 WEST CREST VIEW LP SE
008	785217	0030	12/11/03	\$479,990	3260	0	8	2004	3	5260	N	N	6731 CREST VIEW AV SE
008	785217	0100	10/14/03	\$468,990	3260	0	8	2003	3	5259	N	N	6629 WEST CREST VIEW LP SE
008	785217	0130	9/26/03	\$463,990	3260	0	8	2003	3	5335	N	N	6615 WEST CREST VIEW LP SE
008	785217	0080	9/25/03	\$464,990	3260	0	8	2003	3	5699	N	N	6707 WEST CREST VIEW LP SE
008	785217	0180	6/23/03	\$479,598	3270	0	8	2003	3	5772	N	N	6523 WEST CREST VIEW LP SE
008	785217	0260	9/5/03	\$579,990	3270	0	8	2003	3	8547	Y	N	6419 WEST CREST VIEW LP SE
008	785217	0310	8/14/03	\$498,990	3270	0	8	2003	3	8877	Y	N	35730 SE CREST VIEW LP SE
008	252506	9077	3/23/04	\$692,000	3430	630	8	2000	3	217800	N	N	26636 NE 15TH ST
008	785217	0340	4/13/04	\$473,990	3430	0	8	2004	3	8917	Y	N	35818 SE CREST VIEW LP SE
008	362987	0090	7/21/03	\$339,000	1740	0	9	2001	3	3315	N	N	2047 NE KENILWORTH LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362991	0720	3/11/04	\$406,950	1840	0	9	2003	3	3200	N	N	2017 31ST LN NE
008	202407	9033	5/21/04	\$565,000	1850	1400	9	1983	3	218235	Y	N	5405 298TH AV SE
008	362987	0290	4/20/04	\$370,000	1910	0	9	2000	3	3075	N	N	1950 NE KILLIAN LN
008	362991	0730	9/2/03	\$408,450	1930	0	9	2003	3	4057	N	N	2011 31ST LN NE
008	362987	0300	5/20/03	\$347,000	1940	0	9	2000	3	3675	N	N	1962 NE KILLIAN LN
008	172407	9013	4/21/04	\$448,500	1940	0	9	1990	3	217800	N	N	4454 308TH AV SE
008	362987	0070	3/11/04	\$383,400	1950	0	9	2001	3	3468	N	N	2071 NE KENILWORTH LN
008	362993	0190	11/21/03	\$388,596	1980	0	9	2003	3	3640	N	N	2315 29TH AV NE
008	362993	0240	4/27/04	\$383,900	1980	0	9	2003	3	3640	N	N	2858 NE LOGAN ST
008	362991	0640	3/16/04	\$396,034	2020	0	9	2003	3	3200	N	N	2163 31ST LN NE
008	362991	0660	7/23/04	\$408,950	2040	0	9	2004	3	3200	N	N	2127 31ST LN NE
008	362991	0620	2/18/04	\$398,000	2040	0	9	2003	3	4877	N	N	2199 31ST LN NE
008	362991	0800	3/17/04	\$382,304	2040	0	9	2003	3	4473	N	N	2103 32ND AV NE
008	362991	0290	9/13/04	\$443,950	2050	0	9	2004	3	4339	N	N	2008 32ND AV NE
008	362991	0070	7/21/04	\$430,827	2070	0	9	2004	3	4349	N	N	2907 NE LOGAN ST
008	362980	0080	3/15/04	\$375,000	2080	0	9	1999	3	3464	N	N	1435 NE KATSURA ST
008	362980	0350	8/19/03	\$345,000	2080	0	9	1999	3	3349	N	N	1422 NE KATSURA ST
008	362980	0310	2/24/04	\$340,000	2080	0	9	1999	3	3974	N	N	1918 14TH CT NE
008	362980	0270	2/6/03	\$340,000	2088	0	9	2000	3	3728	N	N	1954 14TH CT NE
008	322407	9094	6/30/04	\$555,000	2090	840	9	2003	3	60112	N	N	8207 293RD AV SE
008	362987	0220	7/15/03	\$348,000	2090	0	9	2000	3	3082	N	N	1977 NE KELSEY LN
008	362980	0130	7/8/04	\$359,900	2100	0	9	1999	3	4691	N	N	1405 NE KATSURA ST
008	362991	0520	11/12/03	\$425,950	2110	0	9	2003	3	4408	N	N	2020 30TH LN NE
008	362991	0360	10/1/03	\$396,732	2110	0	9	2003	3	3600	N	N	2106 32ND AV NE
008	362991	0050	10/22/03	\$395,950	2110	0	9	2003	3	4428	N	N	2918 NE LOGAN ST
008	362993	0070	1/28/04	\$399,900	2120	0	9	2003	3	3904	N	N	2857 NE LOGAN ST
008	362993	0130	11/7/03	\$396,900	2120	0	9	2003	3	4778	N	N	2324 29TH AV NE
008	362980	0230	7/13/04	\$390,000	2127	0	9	2000	3	4772	N	N	1983 14TH CT NE
008	362993	0160	3/24/04	\$396,900	2140	0	9	2003	3	4004	N	N	2360 29TH AV NE
008	362980	0240	6/22/04	\$380,000	2147	0	9	2000	3	4879	N	N	1995 14TH CT NE
008	362980	0100	7/1/04	\$357,950	2160	0	9	1999	3	4297	N	N	1423 NE KATSURA ST
008	362980	0370	7/22/04	\$360,000	2160	0	9	1999	3	3785	N	N	1438 NE KATSURA ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362980	0060	2/24/04	\$348,000	2160	0	9	1999	3	3956	N	N	1447 NE KATSURA ST
008	362980	0330	4/14/03	\$349,500	2160	0	9	1999	3	3823	N	N	1406 NE KATSURA ST
008	362992	1476	8/23/04	\$455,000	2170	0	9	2004	3	5787	N	N	1797 30TH AV NE
008	362992	1480	8/25/04	\$440,000	2170	0	9	2004	3	4524	N	N	1889 30TH AV NE
008	362992	1472	5/17/04	\$433,450	2170	0	9	2004	3	4750	N	N	1811 30TH AV NE
008	362992	0630	5/25/04	\$420,000	2170	0	9	2003	3	5000	N	N	1742 26TH AV NE
008	362992	1484	6/28/04	\$425,000	2170	0	9	2004	3	3870	N	N	1861 30TH AV NE
008	362992	0600	4/8/04	\$415,800	2170	0	9	2003	3	5000	N	N	1778 26TH AV NE
008	362991	0370	10/7/03	\$401,150	2190	0	9	2003	3	3600	N	N	2120 32ND AV NE
008	362991	0060	9/25/03	\$399,950	2190	0	9	2003	3	4094	N	N	2906 NE LOGAN ST
008	362992	1470	7/15/04	\$440,490	2200	0	9	2004	3	4303	N	N	1833 30TH AV NE
008	362992	1474	7/21/04	\$431,352	2200	0	9	2004	3	4191	N	N	1805 30TH AV NE
008	362992	1486	6/30/04	\$421,359	2200	0	9	2004	3	3420	N	N	1847 30TH AV NE
008	362992	1482	8/20/04	\$420,695	2200	0	9	2004	3	3420	N	N	1875 30TH AV NE
008	362998	0930	8/30/04	\$442,900	2220	0	9	2004	3	4554	N	N	3418 NE MADISON WY
008	362991	0030	1/5/04	\$415,300	2220	0	9	2003	3	4013	N	N	2938 NE LOGAN ST
008	362991	0490	4/27/04	\$465,515	2250	0	9	2003	3	4279	N	N	3060 NE LOGAN ST
008	362991	0140	3/31/04	\$454,370	2250	0	9	2003	3	3999	N	N	2071 29TH LN NE
008	362991	0390	5/8/04	\$433,417	2250	0	9	2003	3	3600	N	N	2148 32ND AV NE
008	362993	0100	9/19/03	\$416,832	2250	0	9	2003	3	4882	N	N	2893 NE LOGAN ST
008	362991	0440	3/9/04	\$417,270	2250	0	9	2003	3	5414	N	N	3184 NE LOGAN ST
008	362993	0090	9/19/03	\$409,900	2250	0	9	2003	3	4287	N	N	2883 NE LOGAN ST
008	362993	0150	4/21/04	\$415,662	2260	0	9	2003	3	5201	N	N	2848 29TH AV NE
008	362991	0530	12/4/03	\$426,000	2270	0	9	2003	3	3075	N	N	2038 30TH LN NE
008	362993	0250	5/7/04	\$410,900	2270	0	9	2004	3	4459	N	N	2844 NE LOGAN ST
008	362993	0200	11/25/03	\$405,900	2270	0	9	2003	3	3640	N	N	2894 NE LOGAN ST
008	362993	0220	12/9/03	\$399,900	2270	0	9	2003	3	3640	N	N	2884 NE LOGAN ST
008	362991	0650	6/10/04	\$389,005	2270	0	9	2004	3	3200	N	N	2145 31ST LN NE
008	362991	0630	2/27/04	\$381,254	2270	0	9	2003	3	3200	N	N	2181 31ST LN NE
008	362991	0670	6/18/04	\$406,374	2280	0	9	2004	3	4250	N	N	2109 31ST LN NE
008	362991	0020	11/12/03	\$419,454	2290	0	9	2003	3	3978	N	N	2962 NE LOGAN ST
008	362992	0650	3/10/04	\$422,000	2310	0	9	2003	3	5000	N	N	1718 26TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362991	0130	6/2/04	\$452,157	2320	0	9	2004	3	3704	N	N	2083 29TH LN NE
008	362992	0590	1/16/04	\$424,870	2320	0	9	2003	3	5000	N	N	1790 26TH AV NE
008	212407	9085	3/31/04	\$735,000	2330	0	9	1993	3	354142	N	N	31110 SE 64TH ST
008	222407	9114	2/7/03	\$434,400	2345	0	9	1995	3	110206	N	N	5003 LAKE ALICE RD SE
008	321095	0030	2/18/04	\$569,000	2380	1300	9	1992	3	34493	N	N	33806 SE 55TH ST
008	362991	0610	4/22/04	\$439,371	2380	0	9	2003	3	3839	N	N	2182 30TH LN NE
008	362993	0230	5/27/04	\$419,900	2390	0	9	2003	3	3640	N	N	2870 NE LOGAN ST
008	362991	0590	8/16/04	\$434,550	2390	0	9	2004	3	3000	N	N	2148 30TH LN NE
008	785201	0900	7/24/03	\$395,000	2400	0	9	1998	3	6182	N	N	7217 FAIRWAY AV SE
008	785201	0960	9/10/04	\$395,000	2400	0	9	1998	3	5800	N	N	7033 FAIRWAY AV SE
008	785201	0870	3/16/04	\$380,000	2400	0	9	1998	3	6180	N	N	7235 FAIRWAY AV SE
008	785201	0980	2/12/04	\$365,000	2400	0	9	1998	3	5817	N	N	7023 FAIRWAY AV SE
008	362993	0180	10/13/03	\$407,900	2400	0	9	2003	3	4466	N	N	2333 29TH AV NE
008	362993	0270	6/15/04	\$405,900	2400	0	9	2004	3	3786	N	N	2824 NE LOGAN ST
008	362992	1290	3/8/04	\$448,800	2410	0	9	2003	3	5000	N	N	1777 24TH AV NE
008	362992	1320	4/7/04	\$446,800	2410	0	9	2003	3	5000	N	N	1741 24TH AV NE
008	362992	0570	6/14/04	\$441,800	2410	0	9	2004	3	5480	N	N	1814 26TH AV NE
008	362992	0640	4/23/04	\$437,800	2410	0	9	2003	3	5000	N	N	1730 26TH AV NE
008	785219	0300	5/12/04	\$475,450	2410	360	9	2004	3	6658	N	N	6826 SILENT CREEK AV SE
008	785219	0280	10/1/04	\$469,950	2410	360	9	2004	3	6658	N	N	6818 SILENT CREEK AV SE
008	362993	0260	5/21/04	\$409,900	2410	0	9	2004	3	3640	N	N	2832 NE LOGAN ST
008	362993	0210	12/5/03	\$407,900	2410	0	9	2003	3	3640	N	N	2888 NE LOGAN ST
008	362991	0010	2/18/04	\$440,250	2420	0	9	2003	3	4373	N	N	2986 NE LOGAN ST
008	362991	0450	8/11/04	\$433,460	2420	0	9	2004	3	3710	N	N	3160 NE LOGAN ST
008	362991	0380	5/25/04	\$426,385	2420	0	9	2003	3	3600	N	N	2134 32ND AV NE
008	785219	0530	9/13/04	\$457,950	2430	0	9	2004	3	5806	N	N	7027 COOK CT SE
008	362991	0600	5/13/04	\$424,950	2430	0	9	2003	3	3000	N	N	2166 30TH LN NE
008	362986	0200	3/11/04	\$460,000	2450	0	9	2002	3	6121	N	N	1942 16TH CT NE
008	362976	0380	12/18/03	\$455,500	2460	0	9	2003	3	4251	N	N	1168 NE KATSURA ST
008	362976	0010	11/17/03	\$447,000	2460	0	9	2003	3	4564	N	N	1790 11TH AV NE
008	362980	0070	9/2/04	\$389,990	2460	0	9	1999	3	3701	N	N	1441 NE KATSURA ST
008	362976	0040	10/20/03	\$407,430	2460	0	9	2003	3	4050	N	N	1770 11TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362980	0380	10/3/03	\$379,000	2469	0	9	1999	3	3349	N	N	1446 NE KATSURA ST
008	362991	0240	5/20/04	\$514,450	2490	0	9	2003	3	4343	N	N	3111 NE LARKSPUR LN
008	362976	0120	7/8/04	\$455,000	2490	0	9	2003	3	5563	N	N	1714 11TH AV NE
008	785201	1020	3/24/03	\$397,000	2490	0	9	1998	3	5928	Y	N	6919 FAIRWAY AV SE
008	362976	0120	10/21/03	\$442,556	2490	0	9	2003	3	5563	N	N	1714 11TH AV NE
008	362976	0060	10/8/03	\$424,134	2490	0	9	2003	3	4050	N	N	1758 11TH AV NE
008	362976	0080	9/16/03	\$404,240	2490	0	9	2003	3	4050	N	N	1746 11TH AV NE
008	312507	9027	8/12/03	\$664,500	2510	480	9	1987	3	216928	Y	N	27927 E MAIN ST
008	182407	9004	10/11/04	\$703,000	2510	0	9	1991	3	184694	N	N	28304 SE 43RD ST
008	362991	0260	4/22/04	\$502,000	2510	0	9	2003	3	3959	N	N	3161 NE LARKSPUR LN
008	362997	0030	8/17/04	\$475,950	2510	0	9	2004	3	6142	N	N	3053 NE MULBERRY ST
008	785219	0130	5/25/04	\$493,950	2510	620	9	2003	3	6505	N	N	6619 SILENT CREEK AV SE
008	785219	0030	3/2/04	\$474,950	2510	620	9	2004	3	6543	N	N	6809 SILENT CREEK AV SE
008	785219	0060	2/13/04	\$464,950	2510	620	9	2004	3	6830	N	N	6725 SILENT CREEK AV SE
008	785219	0160	12/23/03	\$419,950	2510	0	9	2003	3	6676	N	N	6628 SILENT CREEK AV SE
008	362997	0340	7/26/04	\$461,950	2520	0	9	2004	3	4977	N	N	3121 NE NORTON LN
008	785219	0080	11/21/03	\$500,005	2530	620	9	2003	3	6663	N	N	6713 SILENT CREEK AV SE
008	785219	0110	10/13/03	\$468,447	2530	620	9	2003	3	6957	N	N	6627 SILENT CREEK AV SE
008	785219	0180	12/8/03	\$412,950	2530	0	9	2003	3	6676	N	N	6704 SILENT CREEK AV SE
008	272407	9071	5/12/03	\$550,000	2540	0	9	1989	3	220413	Y	N	32715 SE 78TH ST
008	785201	0890	11/9/04	\$410,000	2550	0	9	1998	3	6180	N	N	7223 FAIRWAY AV SE
008	785201	0420	11/4/04	\$405,000	2550	0	9	1998	3	5829	N	N	7218 FAIRWAY AV SE
008	785201	0950	8/18/04	\$395,000	2550	0	9	1998	3	5835	N	N	7101 FAIRWAY AV SE
008	785201	0920	9/17/04	\$390,000	2550	0	9	1998	3	6649	Y	N	7205 FAIRWAY AV SE
008	785201	0360	11/19/03	\$412,000	2550	0	9	1998	3	6595	N	N	7252 FAIRWAY AV SE
008	362991	0250	5/5/04	\$509,650	2560	0	9	2003	3	4263	N	N	3137 NE LARKSPUR LN
008	362991	0350	5/3/04	\$476,888	2560	0	9	2003	3	4002	N	N	2092 32ND AV NE
008	362991	0280	3/26/04	\$474,950	2560	0	9	2003	3	6005	N	N	3211 NE LARKSPUR LN
008	785322	0030	7/20/04	\$452,950	2560	0	9	2004	3	7380	Y	N	36115 SE ISLEY ST
008	182407	9078	9/24/04	\$475,000	2580	0	9	1978	3	108464	N	N	28727 SE 43RD PL
008	785219	0360	7/12/04	\$429,950	2580	0	9	2004	3	8155	N	N	34632 SE CURTIS DR
008	785219	0220	4/28/04	\$427,950	2580	0	9	2004	3	6811	N	N	6720 SILENT CREEK AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785219	0380	6/15/04	\$475,696	2590	0	9	2004	3	9150	N	N	34706 SE CURTIS DR
008	785219	0240	10/18/04	\$434,950	2590	0	9	2004	3	6000	N	N	6732 SILENT CREEK AV SE
008	362998	0510	7/20/04	\$500,028	2620	0	9	2004	3	4400	Y	N	2455 34TH AV NE
008	362993	0110	12/8/03	\$446,400	2630	0	9	2003	3	5381	N	N	2300 29TH AV NE
008	362997	0050	6/13/04	\$482,145	2640	0	9	2004	3	5006	N	N	3095 NE MULBERRY ST
008	362998	0460	7/23/04	\$482,886	2640	0	9	2004	3	5273	N	N	3407 NE MADISON WY
008	362998	0500	6/21/04	\$519,583	2650	0	9	2004	3	4400	Y	N	2437 34TH AV NE
008	362976	0050	8/27/03	\$461,833	2650	0	9	2003	3	4050	N	N	1764 11TH AV NE
008	362976	0020	10/10/03	\$451,978	2650	0	9	2003	3	3897	N	N	1782 11TH AV NE
008	362993	0030	2/19/04	\$444,375	2650	0	9	2003	3	6366	N	N	2809 NE LOGAN ST
008	362993	0050	12/11/03	\$438,875	2650	0	9	2003	3	4718	N	N	2833 NE LOGAN ST
008	362976	0390	1/8/04	\$438,540	2650	0	9	2003	3	5743	N	N	1188 NE KATSURA ST
008	362993	0120	2/23/04	\$426,900	2650	0	9	2003	3	4248	N	N	2312 29TH AV NE
008	362976	0030	10/16/03	\$423,257	2650	0	9	2003	3	4050	N	N	1776 11TH AV NE
008	362992	1160	4/12/04	\$542,477	2660	0	9	2003	3	5500	Y	N	1669 28TH AV NE
008	362976	0070	9/7/04	\$455,000	2660	0	9	2003	3	4050	N	N	1752 11TH AV NE
008	362976	0090	9/30/03	\$440,000	2660	0	9	2003	3	4050	N	N	1740 11TH AV NE
008	362992	1120	3/10/04	\$524,620	2660	0	9	2003	3	5043	Y	N	1693 28TH AV NE
008	362992	0900	5/12/04	\$483,909	2660	0	9	2004	3	5500	N	N	1684 28TH AV NE
008	362992	0860	3/23/04	\$472,288	2660	0	9	2003	3	5608	N	N	1708 28TH AV NE
008	362976	0100	7/16/03	\$410,000	2660	0	9	2003	3	4050	N	N	1734 11TH AV NE
008	362976	0070	8/1/03	\$412,850	2660	0	9	2003	3	4050	N	N	1752 11TH AV NE
008	362992	1030	11/17/03	\$480,810	2660	0	9	2003	3	5110	Y	N	1747 28TH AV NE
008	362992	0820	2/10/04	\$457,526	2660	0	9	2003	3	5608	N	N	1732 28TH AV NE
008	362992	0680	11/6/03	\$440,040	2660	0	9	2003	3	6777	N	N	1816 28TH AV NE
008	362992	1070	12/26/03	\$467,431	2660	0	9	2003	3	5110	Y	N	1723 28TH AV NE
008	362992	0770	8/25/03	\$445,200	2660	0	9	2003	3	5500	N	N	1762 28TH AV NE
008	362992	0720	10/27/03	\$432,339	2660	0	9	2003	3	5763	N	N	1792 28TH AV NE
008	362993	0080	3/1/04	\$444,750	2700	0	9	2003	3	4097	N	N	2869 NE LOGAN ST
008	785219	0510	5/20/04	\$509,950	2710	0	9	2004	3	6371	N	N	7031 COOK CT SE
008	362992	1310	6/14/04	\$484,800	2710	0	9	2003	3	5000	N	N	1753 24TH AV NE
008	785219	0520	7/6/04	\$499,950	2710	0	9	2004	3	6752	N	N	7029 COOK CT SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	0580	6/4/04	\$464,800	2710	0	9	2004	3	5000	N	N	1802 26TH AV NE
008	362992	1350	12/10/03	\$459,800	2710	0	9	2003	3	5000	N	N	1705 24TH AV NE
008	362992	1300	12/15/03	\$453,665	2720	0	9	2003	3	5000	N	N	1765 24TH AV NE
008	785219	0100	10/8/03	\$479,576	2730	860	9	2003	3	6864	N	N	6703 SILENT CREEK AV SE
008	362993	0140	5/12/04	\$430,900	2730	0	9	2003	3	4890	N	N	2336 29TH AV NE
008	362993	0060	2/12/04	\$429,866	2730	0	9	2003	3	3813	N	N	2845 NE LOGAN ST
008	785219	0190	4/2/04	\$424,950	2730	0	9	2003	3	6676	N	N	6708 SILENT CREEK AV SE
008	785219	0400	5/26/04	\$444,950	2740	0	9	2004	3	9279	N	N	34718 SE CURTIS DR
008	785219	0330	7/8/04	\$440,000	2740	0	9	2004	3	8673	N	N	34614 SE CURTIS DR
008	785219	0050	3/15/04	\$474,950	2740	860	9	2004	3	6875	N	N	6731 SILENT CREEK AV SE
008	785219	0070	1/12/04	\$469,950	2740	860	9	2004	3	6716	N	N	6719 SILENT CREEK AV SE
008	785322	1420	5/21/04	\$494,056	2760	0	9	2004	3	9719	Y	N	36024 SE ISLEY ST
008	362991	0400	7/1/04	\$485,445	2770	0	9	2004	3	3600	N	N	2162 32ND AV NE
008	362991	0040	12/18/03	\$450,515	2770	0	9	2003	3	4606	N	N	2932 NE LOGAN ST
008	785219	0010	8/19/04	\$484,950	2770	700	9	2004	3	5953	N	N	6823 SILENT CREEK AV SE
008	785219	0370	6/10/04	\$485,405	2770	860	9	2004	3	7390	N	N	34702 SE CURTIS DR
008	785219	0020	8/3/04	\$478,950	2770	700	9	2004	3	6504	N	N	6817 SILENT CREEK AV SE
008	785219	0040	3/26/04	\$488,497	2770	860	9	2004	3	6574	N	N	6803 SILENT CREEK AV SE
008	785219	0390	6/8/04	\$439,950	2770	0	9	2004	3	7800	N	N	34620 SE CURTIS DR
008	785219	0340	6/22/04	\$437,500	2770	0	9	2004	3	9382	N	N	34620 SE CURTIS DR
008	785219	0200	4/15/04	\$429,000	2770	0	9	2003	3	6676	N	N	6712 SILENT CREEK AV SE
008	785219	0210	2/19/04	\$428,550	2770	0	9	2003	3	6676	N	N	6716 SILENT CREEK AV SE
008	785219	0120	9/11/03	\$462,950	2770	860	9	2003	3	6444	N	N	6623 SILENT CREEK AV SE
008	785219	0090	10/20/03	\$464,950	2770	860	9	2003	3	6663	N	N	6707 SILENT CREEK AV SE
008	785219	0150	9/22/03	\$419,950	2770	0	9	2003	3	6270	N	N	6624 SILENT CREEK AV SE
008	785219	0170	9/11/03	\$415,250	2770	0	9	2003	3	6676	N	N	6632 SILENT CREEK AV SE
008	362997	0200	8/17/04	\$465,259	2820	0	9	2004	3	5001	N	N	3127 NE MAGNOLIA ST
008	362997	0300	8/3/04	\$462,629	2820	0	9	2004	3	5001	N	N	3140 NE NORTON LN
008	362986	0110	7/23/04	\$529,000	2850	0	9	2000	3	13416	N	N	2066 16TH CT NE
008	362986	0140	2/19/04	\$505,000	2850	0	9	2000	3	5358	N	N	2030 16TH CT NE
008	785219	0270	4/6/04	\$475,950	2870	0	9	2004	3	6658	N	N	6812 SILENT CREEK AV SE
008	785219	0140	12/2/03	\$466,519	2870	0	9	2004	3	6370	N	N	6620 SILENT CREEK AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785219	0320	6/16/04	\$460,000	2870	0	9	2004	3	6776	N	N	6902 SILENT CREEK AV SE
008	362992	1130	3/17/04	\$559,587	2880	0	9	2003	3	5372	Y	N	1687 28TH AV NE
008	362992	1010	11/18/03	\$506,125	2880	0	9	2003	3	5457	Y	N	1759 28TH AV NE
008	362992	0880	4/14/04	\$485,216	2880	0	9	2003	3	5608	N	N	1696 28TH AV NE
008	362992	1090	1/12/04	\$501,348	2880	0	9	2003	3	5110	Y	N	1711 28TH AV NE
008	362992	0690	10/30/03	\$458,148	2880	0	9	2003	3	5923	N	N	1810 28TH AV NE
008	362992	0810	1/20/04	\$463,299	2880	0	9	2003	3	5608	N	N	1738 28TH AV NE
008	362992	0730	10/30/03	\$458,654	2880	0	9	2003	3	5750	N	N	1786 28TH AV NE
008	362992	0760	9/23/03	\$445,927	2880	0	9	2003	3	5750	N	N	1768 28TH AV NE
008	362997	0070	6/22/04	\$501,689	2890	0	9	2004	3	5000	N	N	3141 NE MULBERRY ST
008	362997	0040	6/2/04	\$487,946	2890	0	9	2004	3	7120	N	N	3075 NE MULBERRY ST
008	362992	1060	12/5/03	\$504,616	2890	0	9	2003	3	5110	Y	N	1729 28TH AV NE
008	785201	0970	10/15/04	\$450,000	2910	0	9	1998	3	5817	N	N	7027 FAIRWAY AV SE
008	785201	0510	5/26/04	\$447,000	2910	0	9	1999	3	6250	N	N	7012 FAIRWAY AV SE
008	785201	0880	1/26/04	\$429,950	2910	0	9	1998	3	6181	N	N	7229 FAIRWAY AV SE
008	785201	0410	8/17/04	\$418,000	2910	0	9	1998	3	5829	N	N	7224 FAIRWAY AV SE
008	785201	0470	2/6/03	\$399,950	2910	0	9	1998	3	6250	N	N	7036 FAIRWAY AV SE
008	362998	0760	8/2/04	\$459,900	2940	0	9	2004	3	4082	N	N	3434 NE MARION LN
008	785322	1400	6/23/04	\$534,851	2950	0	9	2004	3	8120	Y	N	SNOWBERRY AV SE
008	785322	1150	9/1/04	\$518,854	2950	0	9	2004	3	5429	Y	N	7606 HUCKLEBERRY WY SE
008	785322	1180	6/24/04	\$515,378	2950	0	9	2004	3	7695	Y	N	7618 HUCKLEBERRY WY SE
008	785322	0070	8/3/04	\$462,087	2950	0	9	2004	3	7642	Y	N	36027 SE ISLEY ST
008	362997	0060	6/23/04	\$541,440	2990	0	9	2004	3	5000	N	N	3119 NE MULBERRY ST
008	785211	0500	10/20/04	\$515,000	2990	0	9	2001	3	7833	N	N	35012 RODODENDRON DR SE
008	785211	0530	1/28/03	\$484,586	2990	0	9	2002	3	9683	N	N	35018 RHODODENDRON DR SE
008	785211	0540	5/11/04	\$563,500	3000	0	9	2001	3	10318	N	N	RHODODENDRON DR SE
008	362997	0020	6/25/04	\$526,980	3000	0	9	2004	3	6142	N	N	3031 NE MULBERRY ST
008	362992	1150	5/11/04	\$565,321	3010	0	9	2003	3	5500	Y	N	1675 28TH AV NE
008	362992	0930	5/24/04	\$540,819	3010	0	9	2004	3	6050	N	N	1666 28TH AV NE
008	362992	1080	1/7/04	\$553,803	3010	0	9	2003	3	5110	Y	N	1717 28TH AV NE
008	362992	0870	4/22/04	\$525,675	3010	0	9	2003	3	5608	N	N	1702 28TH AV NE
008	362992	1040	12/3/03	\$521,218	3010	0	9	2003	3	5110	Y	N	1741 28TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785209	0390	8/4/04	\$579,950	3020	0	9	2001	3	7035	Y	N	7402 CURTIS AV SE
008	362998	0470	7/13/04	\$548,300	3020	0	9	2004	3	7264	N	N	3401 NE MADISON WY
008	362993	0040	3/3/04	\$504,289	3020	0	9	2003	3	5964	N	N	2821 NE LOGAN ST
008	362997	0290	7/26/04	\$475,878	3020	0	9	2004	3	5001	N	N	3162 NE NORTON LN
008	785209	0240	5/20/04	\$549,950	3030	0	9	2001	3	7120	N	N	34823 SE SCOTT ST
008	362997	0210	8/11/04	\$500,833	3030	0	9	2004	3	5001	N	N	3145 NE MAGNOLIA ST
008	362992	0710	10/15/03	\$475,090	3030	0	9	2003	3	6059	N	N	1798 28TH AV NE
008	362992	0780	7/19/04	\$538,950	3040	0	9	2003	3	5500	Y	N	1756 28TH AV NE
008	362975	0070	2/11/03	\$452,000	3075	0	9	1999	3	6227	N	N	2023 12TH CT NE
008	362986	0170	7/30/04	\$510,800	3080	0	9	2004	3	5222	N	N	1982 16TH CT NE
008	785209	0400	7/22/03	\$552,000	3090	0	9	2002	3	7702	Y	N	34923 CURTIS DR SE
008	785322	1170	7/13/04	\$596,126	3210	0	9	2004	3	7456	Y	N	7610 HUCKLEBERRY WY SE
008	785322	1410	8/2/04	\$556,985	3210	0	9	2004	3	8974	Y	N	SNOWBERRY AV SE
008	785322	1200	8/13/04	\$533,818	3210	0	9	2004	3	8364	N	N	7617 HUCKLEBERRY WY SE
008	362987	0310	5/25/04	\$574,300	3220	0	9	2001	3	5473	N	N	2032 NE KATSURA ST
008	362987	0310	10/9/03	\$550,000	3220	0	9	2001	3	5473	N	N	2032 NE KATSURA ST
008	272407	9048	9/12/03	\$450,000	3220	0	9	2003	3	94089	N	N	7227 337TH PL SE
008	785322	1390	8/19/04	\$580,237	3250	0	9	2004	3	6000	Y	N	7608 SNOWBERRY AV SE
008	785322	0280	9/15/04	\$558,210	3250	0	9	2004	3	5127	Y	N	GREENRIDGE CT SE
008	785322	1220	6/8/04	\$492,682	3250	0	9	2004	3	5274	N	N	7607 HUCKLEBERRY WY SE
008	362992	0910	5/19/04	\$559,122	3260	0	9	2004	3	6050	N	N	1678 28TH AV NE
008	362992	0800	2/12/04	\$531,044	3260	0	9	2003	3	5608	N	N	1744 28TH AV NE
008	362992	0830	3/9/04	\$521,722	3260	0	9	2003	3	5608	N	N	1726 28TH AV NE
008	362992	1110	1/22/04	\$539,373	3260	0	9	2003	3	5110	Y	N	1699 28TH AV NE
008	362992	0850	2/19/04	\$516,331	3260	0	9	2003	3	5608	N	N	1714 28TH AV NE
008	362992	0750	10/17/03	\$492,950	3270	0	9	2003	3	5750	N	N	1774 28TH AV NE
008	362997	0330	8/18/04	\$514,363	3280	0	9	2004	3	5474	N	N	3109 NE NORTON LN
008	202407	9037	2/13/03	\$685,000	3400	0	9	1985	3	213444	N	N	5008 298TH AV SE
008	785322	1160	8/19/04	\$549,299	3460	0	9	2004	3	5438	Y	N	HUCKLEBERRY WY SE
008	785322	0050	6/14/04	\$510,950	3460	0	9	2004	3	7507	Y	N	36111 SE ISLEY ST
008	362997	0370	8/12/04	\$548,596	3470	0	9	2004	3	7047	N	N	2410 31ST AV NE
008	362992	0890	5/3/04	\$565,000	3470	0	9	2004	3	5537	N	N	1690 28TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362992	1020	11/24/03	\$577,001	3470	0	9	2003	3	5110	Y	N	1753 28TH AV NE
008	362992	1050	12/17/03	\$581,321	3490	0	9	2003	3	5110	Y	N	1735 28TH AV NE
008	362992	0740	8/19/03	\$500,190	3490	0	9	2003	3	5750	N	N	1780 28TH AV NE
008	362992	1140	3/29/04	\$646,380	3620	0	9	2003	3	5500	Y	N	1681 28TH AV NE
008	362992	0920	5/5/04	\$574,966	3620	0	9	2003	3	6050	N	N	1672 28TH AV NE
008	362992	0840	2/24/04	\$561,137	3620	0	9	2003	3	5608	N	N	1720 28TH AV NE
008	362992	1100	1/22/04	\$570,251	3620	0	9	2003	3	5110	Y	N	1705 28TH AV NE
008	362992	0790	1/20/04	\$537,490	3620	0	9	2003	3	5591	Y	N	1750 28TH AV NE
008	362992	0700	12/24/03	\$530,863	3620	0	9	2003	3	6119	N	N	1804 28TH AV NE
008	082407	9004	5/24/04	\$699,950	3640	0	9	1980	3	487000	N	N	30132 SE REDMOND-FALL CITY RD
008	302407	9049	1/24/03	\$720,000	3670	0	9	1986	3	253420	Y	N	6420 282ND AV SE
008	785202	0020	10/3/03	\$590,000	2630	0	10	2003	3	5850	Y	N	7308 HEATHER AV SE
008	785202	0200	3/30/04	\$555,000	2630	0	10	2000	3	5192	Y	N	7610 HEATHER AV SE
008	785202	0150	2/21/03	\$535,000	2630	0	10	2002	3	5401	Y	N	7516 HEATHER AV SE
008	785201	0610	3/26/04	\$435,000	2730	0	10	1998	3	6691	N	N	7119 CHANTICLEER AV SE
008	362992	1280	4/26/04	\$559,800	2750	0	10	2003	3	7500	N	N	1789 24TH AV NE
008	182407	9065	7/18/03	\$740,450	2750	1020	10	1990	3	254390	N	N	4323 287TH AV SE
008	182407	9065	11/4/04	\$670,000	2750	1020	10	1990	3	254390	N	N	4323 287TH AV SE
008	142406	9083	5/4/04	\$515,500	2800	0	10	1999	3	48787	N	N	25223 SE ISSAQAH-FALL CITY RD
008	785201	0700	12/2/03	\$450,000	2860	0	10	1998	3	8472	N	N	7226 CHANTICLEER AV SE
008	185290	0270	12/11/03	\$500,000	2880	0	10	1992	3	28853	N	N	25709 NE 10TH ST
008	785199	0440	10/17/03	\$600,000	2910	0	10	1999	3	10872	Y	N	6630 CASCADE LN SE
008	785201	0710	9/29/03	\$510,000	2950	0	10	1998	3	7884	N	N	7220 CHANTICLEER AV SE
008	785201	0800	2/5/03	\$455,000	2950	0	10	1998	3	6879	N	N	7203 LAUREL AV SE
008	785201	0820	10/11/04	\$499,950	2970	0	10	1999	3	7686	N	N	7215 LAUREL AV SE
008	185290	0200	1/15/04	\$540,000	2970	0	10	1993	3	27843	N	N	25730 NE 10TH ST
008	185290	0260	8/13/04	\$577,000	3010	0	10	1992	3	23766	N	N	25705 NE 10TH ST
008	185290	0100	3/15/04	\$545,000	3030	0	10	1993	4	20899	N	N	912 259TH CT NE
008	185290	0090	7/21/03	\$540,000	3050	0	10	1993	3	18202	N	N	908 259TH CT NE
008	785208	0020	7/21/03	\$572,500	3100	0	10	2001	3	11866	N	N	35125 AUGUSTA PL SE
008	212407	9080	9/20/04	\$670,000	3110	0	10	1996	3	218671	N	N	31807 SE 48TH ST
008	785207	0020	2/13/04	\$654,990	3120	0	10	2003	3	13928	Y	N	35207 PALMETER LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362994	0210	7/30/04	\$639,900	3180	0	10	2004	3	7496	N	N	1794 30TH AV NE
008	362994	0240	1/27/04	\$620,000	3180	0	10	2003	3	8002	N	N	1772 30TH AV NE
008	785202	0010	4/16/03	\$752,641	3210	0	10	2003	3	11986	Y	N	7306 HEATHER AV SE
008	785202	0030	7/2/03	\$627,608	3220	0	10	2003	3	6146	Y	N	7310 HEATHER AV SE
008	785202	0060	4/1/03	\$608,850	3220	0	10	2003	3	6760	Y	N	7326 HEATHER AV SE
008	785202	0050	6/23/03	\$600,000	3250	0	10	2003	3	6149	Y	N	7322 HEATHER AV SE
008	362987	0350	9/21/04	\$610,000	3260	0	10	2001	3	5382	N	N	2100 NE KATSURA ST
008	785201	0300	3/6/03	\$500,000	3290	0	10	1999	3	8515	Y	N	35415 SE ENGLISH ST
008	785201	0250	6/3/03	\$503,000	3290	0	10	1999	3	7865	Y	N	35523 SE ENGLISH ST
008	785212	0204	7/2/04	\$782,000	3300	940	10	2004	3	12680	Y	N	6732 AZALEA WY SE
008	785212	0232	7/20/04	\$749,950	3300	940	10	2004	3	11251	N	N	6614 AZALEA WY SE
008	185290	0290	8/27/03	\$545,000	3300	0	10	1993	3	19887	N	N	25723 NE 10TH ST
008	362989	0080	6/18/04	\$754,950	3310	0	10	2004	3	5941	Y	N	1733 30TH AV NE
008	362989	0070	6/2/04	\$759,900	3310	0	10	2004	3	5941	Y	N	1741 30TH AV NE
008	272407	9057	3/12/03	\$590,000	3310	1680	10	1991	3	32537	Y	Y	6639 PRESTON-FALL CITY RD SE
008	212407	9087	6/16/03	\$710,000	3330	0	10	1998	3	449104	N	N	31825 SE 62ND WY
008	785199	0390	10/6/03	\$600,000	3370	0	10	1999	3	11669	N	N	6514 CASCADE AV SE
008	362989	0060	5/11/04	\$749,000	3380	0	10	2004	3	5941	Y	N	1749 30TH AV NE
008	785212	0226	5/20/04	\$765,000	3410	790	10	2004	3	8944	N	N	6620 AZALEA WY SE
008	785201	0760	7/21/03	\$540,000	3420	0	10	1999	3	8318	N	N	7115 LAUREL AV SE
008	362989	0030	12/23/03	\$699,500	3430	0	10	2003	3	6988	Y	N	1773 30TH AV NE
008	785212	0234	12/15/03	\$691,943	3450	0	10	2003	3	12693	N	N	6610 AZALEA WY SE
008	362994	0230	2/2/04	\$648,000	3450	0	10	2003	3	8002	N	N	1780 30TH AV NE
008	362989	0010	1/21/04	\$694,900	3460	0	10	2003	3	7505	Y	N	1789 30TH AV NE
008	362989	0020	6/8/04	\$689,500	3460	0	10	2003	3	6979	Y	N	1781 30TH AV NE
008	362994	0220	3/18/04	\$635,000	3470	0	10	2003	3	7576	N	N	1788 30TH AV NE
008	785212	0160	4/28/03	\$625,000	3510	0	10	2001	3	9568	N	N	6715 AZALEA WY SE
008	785212	0010	8/14/03	\$625,000	3510	0	10	2002	3	11782	N	N	6611 AZALEA WY SE
008	785212	0180	6/24/03	\$579,950	3510	0	10	2001	3	9084	N	N	6729 AZALEA WY SE
008	785212	0140	3/20/03	\$550,000	3510	0	10	2001	3	9364	N	N	34819 SE GARDEN ST
008	785201	0690	2/2/04	\$535,000	3530	0	10	1999	3	8950	N	N	7306 CHANTICLEER AV SE
008	785201	0720	6/22/04	\$509,000	3530	0	10	1999	3	7187	N	N	7212 CHANTICLEER AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785212	0230	12/5/03	\$738,370	3530	840	10	2003	3	12765	N	N	6618 AZALEA WY SE
008	785212	0202	8/11/03	\$689,950	3530	840	10	2003	3	13444	Y	N	6802 AZALEA WY SE
008	362989	0040	11/20/03	\$734,500	3540	0	10	2003	3	6995	Y	N	1765 30TH AV NE
008	785212	0150	7/2/03	\$582,950	3570	0	10	2001	3	9462	N	N	34823 SE GARDEN CT
008	785212	0170	8/4/03	\$582,950	3570	0	10	2001	3	9161	N	N	6721 AZALEA WY SE
008	785207	0010	5/10/04	\$670,000	3580	0	10	2003	3	11181	N	N	6421 FAIRWAY PL SE
008	785212	0224	11/10/04	\$870,850	3590	1030	10	2004	3	9794	N	N	6624 AZALEA WY SE
008	785199	0150	9/23/04	\$679,000	3600	0	10	1999	3	13884	Y	N	6515 CASCADE AV SE
008	785212	0120	7/21/04	\$613,000	3690	0	10	2001	3	8837	N	N	34803 SE GARDEN ST
008	785212	0200	8/4/03	\$647,500	3690	0	10	2002	3	11609	N	N	6802 AZALEA WY SE
008	785212	0120	2/14/03	\$562,450	3690	0	10	2001	3	8837	N	N	34803 SE GARDEN ST
008	867852	0030	9/8/04	\$846,000	3700	0	10	2004	3	129816	N	N	29843 SE 15TH PL
008	785199	0470	10/6/04	\$690,300	3740	0	10	1999	3	9454	N	N	6716 CASCADE AV SE
008	785201	0240	11/19/03	\$580,000	3770	0	10	2000	3	7546	Y	N	35531 SE ENGLISH ST
008	785199	0160	9/9/04	\$602,000	3770	0	10	1999	3	12587	N	N	6431 CASCADE AV SE
008	785198	0070	7/21/03	\$675,000	3780	0	10	2003	3	14002	Y	N	6727 CASCADE AV SE
008	785199	0400	9/23/03	\$617,000	3840	0	10	1999	3	12795	N	N	6606 CASCADE LN SE
008	182407	9099	4/7/03	\$742,000	3870	0	10	1987	3	215293	N	N	4403 281ST PL SE
008	785212	0212	7/24/03	\$790,000	3870	700	10	2003	3	10857	Y	N	6722 AZALEA WY SE
008	785212	0100	6/7/04	\$669,950	3880	0	10	2001	3	11937	N	N	34727 SE GARDEN ST
008	785199	0130	7/22/04	\$810,000	3910	0	10	1999	3	14236	N	N	6523 CASCADE AV SE
008	785199	0240	10/19/04	\$775,000	3950	0	10	2001	3	12320	N	N	6622 FAIRWAY AV SE
008	785212	0214	4/14/04	\$809,950	4000	670	10	2003	3	10581	N	N	6716 AZALEA WY SE
008	785207	0070	6/28/04	\$780,000	4240	0	10	2001	3	12591	N	N	35212 PALMETER LN
008	785212	0060	3/2/03	\$631,179	4270	0	10	2001	3	10478	N	N	6627 AZALEA WY SE
008	867852	0050	11/5/03	\$1,075,133	4690	0	10	2003	3	136589	N	N	29846 SE 15TH PL
008	785198	0220	3/30/04	\$840,000	2460	1800	11	2002	3	20046	Y	N	7022 CASCADE AV SE
008	322507	9057	5/23/03	\$675,000	3170	0	11	1989	3	207206	N	N	705 292ND AV SE
008	785198	0310	7/8/03	\$759,000	3180	1290	11	2003	3	13304	Y	N	7033 EAGLE LAKE DR
008	785201	0050	4/23/03	\$690,000	3210	0	11	2002	3	8983	Y	N	7006 LAUREL AV SE
008	182407	9071	3/10/04	\$729,000	3350	0	11	1994	3	108464	N	N	28726 SE 43RD PL
008	122406	9008	9/20/04	\$710,000	3530	0	11	1990	3	105850	N	N	26613 SE DUTHIE HILL RD

***Improved Sales Used in this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	785201	0150	12/8/03	\$750,000	3590	0	11	2003	3	9170	Y	N	7124 LAUREL AV SE
008	322507	9017	9/16/04	\$675,000	3610	0	11	1989	3	212734	N	N	700 292ND AV SE
008	785198	0270	9/19/03	\$1,030,000	3720	1900	11	2001	3	11868	Y	N	7110 CASCADE AV SE
008	785201	0070	3/26/03	\$926,000	3800	0	11	2001	3	9050	Y	N	7020 LAUREL AV SE
008	785201	0130	10/13/03	\$772,000	3810	0	11	2001	3	9170	Y	N	7110 LAUREL AV SE
008	785198	0130	10/18/04	\$880,000	3830	600	11	2001	3	18280	Y	N	6812 CASCADE AV SE
008	785199	0190	6/6/03	\$830,000	4000	0	11	2002	3	10270	Y	N	6524 FAIRWAY AV SE
008	785198	0050	10/20/03	\$870,000	4010	430	11	2003	3	12891	Y	N	7031 CASCADE AV SE
008	785198	0100	2/24/03	\$1,040,000	4070	1110	11	2001	3	17811	Y	N	6758 CASCADE AV SE
008	322507	9018	1/7/04	\$807,000	4210	0	11	1993	3	212144	N	N	29261 SE 5TH ST
008	785201	0010	5/29/03	\$907,996	4230	0	11	2001	3	9453	Y	N	6914 LAUREL LN SE
008	785199	0250	11/3/04	\$805,000	4240	0	11	2000	3	15103	N	N	6628 FAIRWAY AV SE
008	785199	0180	7/21/03	\$947,500	4580	0	11	2002	3	9901	Y	N	6518 FAIRWAY AV SE
008	785198	0150	10/15/03	\$1,480,000	4780	1860	11	2002	3	20040	Y	N	6836 CASCADE AV SE
008	785198	0280	6/28/04	\$1,017,500	4810	0	11	2002	3	11973	Y	N	7120 CASCADE AV SE
008	785201	0030	4/12/04	\$986,356	4820	0	11	2003	3	8883	Y	N	6926 LAUREL LN SE
008	082407	9023	6/23/04	\$1,350,000	5730	0	11	2001	3	298386	Y	N	30319 SE 26TH ST
008	785198	0120	7/2/03	\$990,000	3060	1580	12	2003	3	16081	Y	N	6802 CASCADE AV SE
008	785201	0160	11/9/04	\$750,000	3850	0	12	1999	3	9170	Y	N	7132 LAUREL AV SE
008	785201	0060	11/3/03	\$875,000	4420	0	12	2001	3	9009	Y	N	7012 LAUREL AV SE
008	232406	9128	3/4/04	\$1,100,000	4490	0	12	1993	3	214417	N	N	5561 248TH PL SE
008	785198	0060	10/5/04	\$919,900	4500	140	12	2001	3	15098	Y	N	7021 CASCADE AV SE
008	785201	0100	2/4/03	\$809,000	4610	0	12	2001	3	9165	Y	N	7042 LAUREL AV SE
008	122406	9028	9/29/04	\$1,300,000	5350	0	13	1995	3	211701	N	N	26453 SE DUTHIE HILL RD
008	867850	0060	10/23/03	\$1,850,000	6070	0	13	1999	3	171626	N	N	29433 SE 15TH PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	092407	9062	10/25/04	\$148,593	DORRatio
007	094310	0200	10/22/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	094310	0361	12/11/03	\$315,000	Diagnostic Outlier
007	094310	0362	11/3/04	\$533,950	UnFinArea
007	094310	0520	4/24/03	\$295,000	Diagnostic Outlier
007	094310	0725	10/21/04	\$552,000	Diagnostic Outlier
007	094310	0999	9/1/03	\$128,000	DORRatio
007	094310	1001	8/7/03	\$408,000	Diagnostic Outlier
007	094310	1005	9/22/04	\$356,000	Diagnostic Outlier
007	132407	9084	5/24/04	\$37,265	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	142407	9042	10/27/04	\$378,000	ImpCount
007	152407	9036	12/8/03	\$465,000	Diagnostic Outlier
007	152407	9057	9/1/04	\$380,000	Non Representatiive
007	152407	9061	7/22/04	\$268,000	Diagnostic Outlier
007	152407	9062	7/18/03	\$635,000	ImpCount
007	152407	9085	9/16/04	\$280,000	UnFinArea
007	152407	9085	12/31/03	\$190,000	UnFinArea
007	152407	9096	2/25/04	\$363,000	ImpCount
007	152407	9185	11/3/04	\$501,880	%Compl ActivePermitBeforeSale>25K
007	152407	9187	11/6/03	\$117,525	DORRatio
007	152407	9187	10/3/03	\$30,000	DORRatio
007	162407	9018	6/12/03	\$146,000	DORRatio
007	162407	9022	8/10/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162407	9057	6/18/03	\$55,000	DORRatio
007	241210	0020	9/12/03	\$250,000	QUIT CLAIM DEED
007	242407	9055	9/21/04	\$147,975	DORRatio
007	247590	0356	11/21/03	\$185,000	UnFinArea
007	247590	0370	3/26/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	247590	0555	7/7/04	\$315,000	Diagnostic Outlier
007	247590	0565	6/23/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	247590	0945	6/10/04	\$348,900	Diagnostic Outlier
007	247590	1090	9/21/04	\$512,500	Diagnostic Outlier
007	247590	1110	7/16/04	\$329,000	Diagnostic Outlier
007	247590	1185	5/22/03	\$210,000	ImpCount
007	248120	0120	3/31/04	\$135,116	RELATED PARTY, FRIEND, OR NEIGHBOR
007	248120	0150	7/9/03	\$108,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	256130	0030	9/30/04	\$116,250	Diagnostic Outlier
007	256130	0030	7/10/03	\$109,534	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	256131	0100	2/13/03	\$216,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	539660	0050	1/13/04	\$207,853	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	673070	0385	11/17/03	\$130,000	Diagnostic Outlier
007	673070	0390	2/27/04	\$146,000	Diagnostic Outlier
007	746700	0080	2/10/03	\$459,950	Diagnostic Outlier
007	793350	0210	6/17/03	\$468,000	EXEMPT FROM EXCISE TAX
007	803870	0020	10/9/03	\$147,376	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	803900	0045	9/7/04	\$294,000	Diagnostic Outlier
007	803900	0045	3/3/04	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	873171	0020	9/10/03	\$195,475	Diagnostic Outlier
008	027810	0005	1/30/04	\$250,000	ImpCount
008	027810	0085	7/15/04	\$201,500	Diagnostic Outlier
008	032307	9027	3/1/04	\$380,000	ImpCount Obsol
008	032307	9028	10/15/03	\$255,000	ImpCount
008	032307	9043	2/20/03	\$82,000	%NetCond PrevImp<=10K
008	032307	9061	5/27/03	\$175,000	ImpCount
008	032307	9067	9/17/03	\$71,000	BANKRUPTCY - RECEIVER OR TRUSTEE PrevImp<=10K
008	082407	9042	4/16/03	\$345,000	OpenSpace0
008	085360	0310	8/5/04	\$1,777,000	Diagnostic Outlier
008	102307	9026	10/25/04	\$319,342	Diagnostic Outlier
008	102307	9038	2/7/03	\$350,000	ImpCount
008	102307	9055	9/17/03	\$357,000	Diagnostic Outlier
008	102307	9092	3/12/03	\$165,000	Diagnostic Outlier
008	102307	9113	4/16/04	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	122406	9061	6/26/03	\$1,558,795	Diagnostic Outlier
008	122406	9074	4/9/03	\$670,000	RELOCATION - SALE BY SERVICE
008	122406	9074	4/2/03	\$670,000	RELOCATION - SALE TO SERVICE
008	132406	9031	3/11/04	\$860,000	Diagnostic Outlier
008	142406	9032	1/13/04	\$1,180,000	OpenSpace0
008	142406	9057	8/31/04	\$715,000	Diagnostic Outlier
008	182407	9059	6/15/04	\$434,075	ImpCount
008	185290	0346	9/26/03	\$295,000	%Compl
008	202407	9033	5/21/04	\$565,000	Diagnostic Outlier
008	222406	9014	6/9/03	\$291,500	Diagnostic Outlier
008	222406	9053	9/3/04	\$287,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	222406	9079	8/10/04	\$1,400,000	QUESTIONABLE PER SALES IDENTIFICATION
008	222406	9130	1/29/03	\$405,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	222407	9026	10/11/04	\$237,000	Diagnostic
008	222407	9045	11/10/04	\$600,000	ImpCount
008	222407	9061	6/21/04	\$132,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	222407	9110	11/5/04	\$1,100,000	ImpCount
008	262506	9023	8/14/03	\$249,000	Diagnostic Outlier
008	282407	9019	9/9/04	\$1,269,907	Diagnostic Outlier
008	282407	9030	7/9/03	\$415,000	%NetCond PrevImp<=10K DORRatio
008	292407	9022	7/15/04	\$586,300	OPEN SPACE DESIGNATION CONTINUEDOK'D
008	302407	9015	4/24/03	\$341,000	GOVERNMENT AGENCY
008	302407	9089	10/25/04	\$398,000	Diagnostic Outlier
008	312507	9051	10/10/03	\$325,000	Diagnostic Outlier
008	312507	9055	7/22/04	\$970,000	Diagnostic Outlier
008	312507	9055	1/30/04	\$665,000	QUIT CLAIM DEED DORRatio
008	321095	0100	6/10/04	\$365,000	Diagnostic Outlier
008	322507	9017	8/6/03	\$545,000	QUESTIONABLE PER SALES IDENTIFICATION

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	362976	0110	6/26/03	\$427,556	BUILDER OR DEVELOPER SALES
008	362976	0360	3/18/04	\$481,997	%Compl ActivePermitBeforeSale>25K
008	362976	0370	2/23/04	\$415,867	%Compl ActivePermitBeforeSale>25K
008	362980	0190	9/19/03	\$372,000	RELOCATION - SALE BY SERVICE
008	362980	0190	9/19/03	\$372,000	RELOCATION - SALE TO SERVICE
008	362980	0320	1/24/03	\$330,000	RELOCATION - SALE BY SERVICE
008	362986	0030	8/7/03	\$125,000	%Compl DORRatio
008	362986	0170	8/7/03	\$125,000	DORRatio
008	362986	0180	8/13/03	\$430,000	Diagnostic Outlier
008	362986	0190	9/17/04	\$518,800	%Compl ActivePermitBeforeSale>25K
008	362986	0190	8/7/03	\$125,000	%Compl DORRatio
008	362987	0340	8/12/04	\$530,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	362988	0256	10/11/04	\$495,950	%Compl
008	362989	0090	9/22/04	\$809,900	%Compl ActivePermitBeforeSale>25K
008	362989	0100	11/2/04	\$910,927	%Compl ActivePermitBeforeSale>25K
008	362989	0110	9/13/04	\$884,548	%Compl ActivePermitBeforeSale>25K
008	362989	0140	8/27/03	\$867,000	UnFinArea
008	362989	0160	8/2/04	\$899,900	Diagnostic Outlier
008	362991	0080	9/14/04	\$493,592	%Compl ActivePermitBeforeSale>25K
008	362991	0160	8/29/04	\$457,842	%Compl ActivePermitBeforeSale>25K
008	362991	0170	10/1/04	\$490,525	%Compl ActivePermitBeforeSale>25K
008	362991	0200	11/10/04	\$599,950	Diagnostic Outlier
008	362991	0230	9/3/04	\$445,000	%Compl ActivePermitBeforeSale>25K
008	362991	0270	10/1/04	\$465,272	%Compl ActivePermitBeforeSale>25K
008	362991	0340	11/9/04	\$453,950	%Compl ActivePermitBeforeSale>25K
008	362991	0370	8/16/04	\$449,900	RELOCATION - SALE BY SERVICE
008	362991	0370	8/16/04	\$449,900	RELOCATION - SALE TO SERVICE
008	362991	0570	10/1/04	\$453,950	%Compl ActivePermitBeforeSale>25K
008	362991	0580	9/17/04	\$434,254	%Compl ActivePermitBeforeSale>25K
008	362991	0810	10/19/04	\$405,099	%Compl ActivePermitBeforeSale>25K
008	362991	0820	11/2/04	\$408,755	%Compl ActivePermitBeforeSale>25K
008	362991	0830	11/3/04	\$414,950	%Compl ActivePermitBeforeSale>25K
008	362992	0060	6/10/04	\$454,800	Questionable Sale
008	362992	0070	3/23/04	\$449,800	Diagnostic Outlier
008	362992	0070	8/20/03	\$275,950	NEW PLAT (WITH LESS THAN 20% SOLD)
008	362992	0610	11/20/03	\$436,875	NON-REPRESENTATIVE SALE
008	362993	0110	7/12/04	\$522,500	RELOCATION - SALE BY SERVICE
008	362993	0110	7/12/04	\$522,500	RELOCATION - SALE TO SERVICE
008	362993	0170	6/28/04	\$425,900	%Compl ActivePermitBeforeSale>25K
008	362993	0280	7/6/04	\$384,900	%Compl ActivePermitBeforeSale>25K
008	362994	0200	8/26/04	\$669,900	ActivePermitBeforeSale>25K
008	362994	0260	10/6/04	\$669,900	%Compl ActivePermitBeforeSale>25K
008	362996	0090	10/25/04	\$272,990	%Compl ActivePermitBeforeSale>25K
008	362996	0100	10/26/04	\$269,866	%Compl ActivePermitBeforeSale>25K
008	362996	0110	10/25/04	\$272,063	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	362996	0120	11/5/04	\$352,990	%Compl ActivePermitBeforeSale>25K
008	362996	0440	10/6/04	\$365,000	%Compl ActivePermitBeforeSale>25K
008	362996	0450	9/29/04	\$289,990	%Compl ActivePermitBeforeSale>25K
008	362996	0460	10/2/04	\$279,990	%Compl ActivePermitBeforeSale>25K
008	362996	0470	10/5/04	\$359,990	%Compl ActivePermitBeforeSale>25K
008	362996	0770	10/26/04	\$268,270	%Compl ActivePermitBeforeSale>25K
008	362996	0790	11/1/04	\$264,990	%Compl ActivePermitBeforeSale>25K
008	362996	0800	10/14/04	\$260,518	%Compl ActivePermitBeforeSale>25K
008	362996	0820	10/25/04	\$264,990	%Compl ActivePermitBeforeSale>25K
008	362996	0830	10/18/04	\$277,296	%Compl ActivePermitBeforeSale>25K
008	362997	0080	7/20/04	\$544,827	%Compl ActivePermitBeforeSale>25K
008	362997	0090	9/21/04	\$482,730	%Compl ActivePermitBeforeSale>25K
008	362997	0100	9/15/04	\$553,679	%Compl ActivePermitBeforeSale>25K
008	362997	0110	10/8/04	\$507,988	%Compl ActivePermitBeforeSale>25K
008	362997	0120	10/22/04	\$520,493	%Compl ActivePermitBeforeSale>25K
008	362997	0130	11/3/04	\$527,582	%Compl ActivePermitBeforeSale>25K
008	362997	0220	10/4/04	\$471,592	%Compl ActivePermitBeforeSale>25K
008	362997	0230	10/15/04	\$517,676	%Compl ActivePermitBeforeSale>25K
008	362997	0240	11/1/04	\$470,150	Diagnostic Outlier
008	362997	0280	9/2/04	\$454,220	%Compl ActivePermitBeforeSale>25K
008	362997	0310	8/23/04	\$466,455	%Compl ActivePermitBeforeSale>25K
008	362997	0320	9/7/04	\$487,177	%Compl ActivePermitBeforeSale>25K
008	362997	0350	8/24/04	\$495,994	%Compl
008	362997	0360	9/3/04	\$526,712	%Compl ActivePermitBeforeSale>25K
008	362997	0450	9/7/04	\$326,300	%Compl ActivePermitBeforeSale>25K
008	362997	0460	9/7/04	\$326,270	%Compl ActivePermitBeforeSale>25K
008	362997	0470	9/13/04	\$321,800	%Compl ActivePermitBeforeSale>25K
008	362997	0480	9/14/04	\$326,300	%Compl ActivePermitBeforeSale>25K
008	362997	0490	9/20/04	\$321,800	%Compl ActivePermitBeforeSale>25K
008	362997	0500	9/21/04	\$302,300	%Compl ActivePermitBeforeSale>25K
008	362997	0510	9/29/04	\$326,295	%Compl ActivePermitBeforeSale>25K
008	362997	0520	9/29/04	\$322,890	%Compl ActivePermitBeforeSale>25K
008	362997	0530	10/8/04	\$301,000	%Compl ActivePermitBeforeSale>25K
008	362997	0540	10/6/04	\$326,270	%Compl ActivePermitBeforeSale>25K
008	362997	0550	10/13/04	\$299,800	%Compl ActivePermitBeforeSale>25K
008	362997	0560	10/13/04	\$321,800	%Compl ActivePermitBeforeSale>25K
008	362997	0570	10/21/04	\$302,295	%Compl ActivePermitBeforeSale>25K
008	362997	0740	8/30/04	\$317,800	%Compl ActivePermitBeforeSale>25K
008	362997	0770	8/18/04	\$276,800	%Compl ActivePermitBeforeSale>25K
008	362997	0780	8/31/04	\$296,635	%Compl ActivePermitBeforeSale>25K
008	362997	0790	9/1/04	\$317,800	%Compl ActivePermitBeforeSale>25K
008	362997	1070	8/25/04	\$426,711	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1080	9/1/04	\$380,664	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1110	9/14/04	\$376,705	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1120	9/23/04	\$354,030	%Compl UnFinArea ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	362997	1130	9/23/04	\$369,982	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1140	10/18/04	\$394,420	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1150	10/11/04	\$365,763	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1250	10/29/04	\$363,533	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1260	10/15/04	\$395,243	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1270	10/19/04	\$376,677	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1280	10/1/04	\$340,251	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1290	9/24/04	\$365,013	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362997	1300	11/11/04	\$391,795	%Compl UnFinArea ActivePermitBeforeSale>25K
008	362998	0430	10/6/04	\$557,000	%Compl ActivePermitBeforeSale>25K
008	362998	0440	9/22/04	\$479,900	%Compl ActivePermitBeforeSale>25K
008	362998	0450	9/11/04	\$492,500	%Compl ActivePermitBeforeSale>25K
008	362998	0480	9/13/04	\$564,900	%Compl ActivePermitBeforeSale>25K
008	362998	0490	8/12/04	\$545,900	%Compl ActivePermitBeforeSale>25K
008	362998	0520	8/2/04	\$552,694	%Compl ActivePermitBeforeSale>25K
008	362998	0750	9/10/04	\$443,650	%Compl ActivePermitBeforeSale>25K
008	362998	0770	9/13/04	\$437,500	%Compl ActivePermitBeforeSale>25K
008	362998	0780	9/22/04	\$461,400	%Compl ActivePermitBeforeSale>25K
008	362998	0890	10/11/04	\$431,900	%Compl ActivePermitBeforeSale>25K
008	362998	0900	10/6/04	\$440,740	%Compl ActivePermitBeforeSale>25K
008	362998	0920	8/5/04	\$428,900	%Compl ActivePermitBeforeSale>25K
008	363003	0150	8/17/04	\$348,000	%Compl ActivePermitBeforeSale>25K
008	363003	0170	11/2/04	\$341,000	%Compl ActivePermitBeforeSale>25K
008	363003	0350	9/13/04	\$330,440	%Compl ActivePermitBeforeSale>25K
008	363003	0420	9/11/04	\$341,000	%Compl ActivePermitBeforeSale>25K
008	363003	0430	9/8/04	\$330,000	%Compl ActivePermitBeforeSale>25K
008	363003	0460	10/6/04	\$335,000	%Compl ActivePermitBeforeSale>25K
008	363003	0470	9/22/04	\$367,630	%Compl ActivePermitBeforeSale>25K
008	363003	0500	10/6/04	\$336,602	%Compl ActivePermitBeforeSale>25K
008	363003	0520	10/11/04	\$341,000	%Compl
008	363004	0060	10/25/04	\$511,800	%Compl ActivePermitBeforeSale>25K
008	398030	0030	1/8/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	398030	0165	7/23/03	\$245,000	PrevImp<=10K
008	689330	0165	6/23/04	\$258,950	Diagnostic Outlier
008	689330	0175	7/28/03	\$269,000	Diagnostic Outlier
008	689330	0185	7/29/03	\$345,000	Diagnostic Outlier
008	689330	0350	5/24/04	\$329,000	Diagnostic Outlier
008	689330	0410	5/27/04	\$220,000	MULTI-PARCEL SALE
008	785198	0060	8/26/04	\$919,900	Relocation Sale
008	785198	0080	9/4/03	\$635,000	ActivePermitBeforeSale>25K
008	785198	0090	10/8/03	\$725,000	ActivePermitBeforeSale>25K
008	785198	0110	7/22/03	\$1,000,000	ActivePermitBeforeSale>25K
008	785198	0250	5/16/04	\$1,025,000	Diagnostic Outlier
008	785198	0300	10/30/03	\$150,000	DORRatio
008	785199	0130	7/22/04	\$810,000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	785199	0160	8/29/03	\$593,500	RELOCATION - SALE BY SERVICE
008	785199	0160	8/29/03	\$593,500	RELOCATION - SALE TO SERVICE
008	785199	0240	10/14/04	\$775,000	Relocation Sale
008	785200	0360	7/12/04	\$350,000	RELOCATION - SALE TO SERVICE
008	785201	0160	11/4/04	\$750,000	Relocation Sale
008	785201	0260	6/17/03	\$530,000	RELOCATION - SALE BY SERVICE
008	785201	0260	5/31/03	\$530,000	RELOCATION - SALE TO SERVICE
008	785201	0290	3/19/03	\$523,500	RELOCATION - SALE BY SERVICE
008	785201	0290	3/19/03	\$523,500	RELOCATION - SALE TO SERVICE
008	785201	0310	7/9/04	\$537,000	Diagnostic Outlier
008	785201	0600	2/25/03	\$415,000	RELOCATION - SALE BY SERVICE
008	785201	0600	1/27/03	\$415,000	RELOCATION - SALE TO SERVICE
008	785202	0180	12/3/03	\$565,000	RELOCATION - SALE BY SERVICE
008	785202	0180	11/21/03	\$565,000	RELOCATION - SALE TO SERVICE
008	785202	0460	3/11/04	\$142,376	QUIT CLAIM DEED DORRatio
008	785203	0410	7/14/03	\$294,300	BANKRUPTCY - RECEIVER OR TRUSTEE
008	785204	0200	1/21/03	\$294,900	RELOCATION - SALE BY SERVICE
008	785204	0200	1/21/03	\$294,900	RELOCATION - SALE TO SERVICE
008	785207	0030	2/11/03	\$155,000	DORRatio
008	785207	0050	4/22/03	\$260,000	DORRatio
008	785207	0100	6/27/03	\$195,000	DORRatio
008	785207	0140	1/7/03	\$265,000	DORRatio
008	785207	0170	8/14/03	\$250,000	%Compl PrevImp<=10K
008	785207	0200	9/24/04	\$935,000	ActivePermitBeforeSale>25K
008	785207	0210	10/14/04	\$1,230,000	%Compl ActivePermitBeforeSale>25K
008	785207	0240	12/10/03	\$260,000	%Compl DORRatio ActivePermitBeforeSale>25K
008	785207	0260	8/4/03	\$260,000	DORRatio
008	785209	0030	3/19/03	\$338,000	RELOCATION - SALE BY SERVICE
008	785209	0820	7/16/04	\$360,000	Relocation Sale
008	785209	0930	11/14/03	\$340,000	RELOCATION - SALE BY SERVICE
008	785209	0930	11/14/03	\$340,000	RELOCATION - SALE TO SERVICE
008	785211	0210	5/5/03	\$344,000	RELOCATION - SALE BY SERVICE
008	785211	0210	5/5/03	\$344,000	RELOCATION - SALE TO SERVICE
008	785211	0410	3/30/04	\$425,000	RELOCATION - SALE BY SERVICE
008	785211	0410	3/31/04	\$425,000	RELOCATION - SALE TO SERVICE
008	785212	0210	5/17/04	\$742,585	ActivePermitBeforeSale>25K
008	785212	0216	9/15/04	\$828,377	%Compl ActivePermitBeforeSale>25K
008	785213	0390	8/21/03	\$339,000	RELOCATION - SALE BY SERVICE
008	785213	0390	8/21/03	\$339,000	RELOCATION - SALE TO SERVICE
008	785215	0330	7/6/04	\$314,000	RELOCATION - SALE BY SERVICE
008	785215	0330	6/29/04	\$314,000	RELOCATION - SALE TO SERVICE
008	785215	0650	2/14/03	\$329,000	RELOCATION - SALE BY SERVICE
008	785215	0650	2/14/03	\$329,000	RELOCATION - SALE TO SERVICE
008	785216	0240	11/3/03	\$265,000	%Compl
008	785217	0230	5/3/04	\$549,990	Diagnostic Outlier

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	785217	0270	4/2/04	\$569,990	Diagnostic Outlier
008	785217	0620	8/5/04	\$369,500	Diagnostic Outlier
008	785217	0740	11/2/04	\$339,950	Relocation Sale
008	785219	0100	10/8/03	\$479,576	Diagnostic Outlier
008	785219	0230	9/15/04	\$449,950	%Compl ActivePermitBeforeSale>25K
008	785321	0120	9/2/04	\$317,453	%Compl ActivePermitBeforeSale>25K
008	785321	0160	9/21/04	\$294,359	%Compl ActivePermitBeforeSale>25K
008	785321	0170	10/8/04	\$285,565	%Compl ActivePermitBeforeSale>25K
008	785321	0180	8/24/04	\$333,914	%Compl ActivePermitBeforeSale>25K
008	785322	0050	6/14/04	\$510,950	Diagnostic Outlier
008	785322	0070	8/3/04	\$462,087	Diagnostic Outlier
008	785322	0110	11/2/04	\$470,112	%Compl ActivePermitBeforeSale>25K
008	785322	0290	9/23/04	\$579,950	%Compl ActivePermitBeforeSale>25K
008	785322	0300	10/11/04	\$564,959	%Compl ActivePermitBeforeSale>25K
008	785322	0610	10/18/04	\$381,950	%Compl ActivePermitBeforeSale>25K
008	785322	0640	8/10/04	\$389,950	%Compl ActivePermitBeforeSale>25K
008	785322	0650	10/1/04	\$391,950	%Compl ActivePermitBeforeSale>25K
008	785322	0710	10/6/04	\$447,950	%Compl ActivePermitBeforeSale>25K
008	785322	0720	11/3/04	\$399,950	%Compl ActivePermitBeforeSale>25K
008	785322	0850	11/15/04	\$386,950	%Compl ActivePermitBeforeSale>25K
008	785322	0860	10/26/04	\$379,950	%Compl ActivePermitBeforeSale>25K
008	785322	0870	10/29/04	\$376,950	%Compl ActivePermitBeforeSale>25K
008	785322	0880	10/6/04	\$391,425	%Compl ActivePermitBeforeSale>25K
008	785322	0890	10/25/04	\$399,950	%Compl ActivePermitBeforeSale>25K
008	785322	0900	11/8/04	\$384,950	%Compl ActivePermitBeforeSale>25K
008	785322	0930	9/2/04	\$397,467	%Compl ActivePermitBeforeSale>25K
008	785322	0980	8/16/04	\$393,500	Diagnostic Outlier
008	785322	1020	11/1/04	\$470,362	%Compl ActivePermitBeforeSale>25K
008	785322	1030	10/18/04	\$452,171	%Compl ActivePermitBeforeSale>25K
008	785322	1050	10/19/04	\$479,950	%Compl ActivePermitBeforeSale>25K
008	785322	1080	10/27/04	\$486,950	%Compl ActivePermitBeforeSale>25K
008	785322	1110	10/14/04	\$477,950	%Compl ActivePermitBeforeSale>25K
008	785322	1120	10/25/04	\$519,499	%Compl ActivePermitBeforeSale>25K
008	785322	1130	11/4/04	\$509,950	%Compl ActivePermitBeforeSale>25K
008	785322	1190	7/14/04	\$520,334	Diagnostic Outlier
008	785322	1240	9/27/04	\$474,062	%Compl ActivePermitBeforeSale>25K
008	785322	1280	11/3/04	\$530,890	%Compl ActivePermitBeforeSale>25K
008	785323	0030	9/9/04	\$333,980	%Compl ActivePermitBeforeSale>25K
008	785323	0040	9/16/04	\$364,474	%Compl ActivePermitBeforeSale>25K
008	785323	0050	8/20/04	\$336,145	%Compl ActivePermitBeforeSale>25K
008	785323	0070	10/22/04	\$306,485	QUESTIONABLE PER SALES IDENTIFICATION
008	785323	0120	9/22/04	\$384,710	%Compl ActivePermitBeforeSale>25K
008	785323	0170	8/4/04	\$410,070	%Compl
008	785323	0220	9/28/04	\$428,956	%Compl ActivePermitBeforeSale>25K
008	785323	0240	10/1/04	\$395,298	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 75**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	785323	0330	9/14/04	\$380,448	Diagnostic Outlier
008	785323	0340	8/17/04	\$356,730	%Compl ActivePermitBeforeSale>25K
008	785323	0350	8/3/04	\$329,675	%Compl ActivePermitBeforeSale>25K
008	785323	0500	8/26/04	\$268,395	%Compl ActivePermitBeforeSale>25K
008	785323	0510	9/8/04	\$314,762	%Compl ActivePermitBeforeSale>25K
008	785323	0530	9/2/04	\$299,830	%Compl ActivePermitBeforeSale>25K
008	785323	0540	9/15/04	\$351,500	%Compl ActivePermitBeforeSale>25K
008	785323	0550	10/4/04	\$279,000	Diagnostic Outlier
008	785323	0560	8/27/04	\$281,689	%Compl ActivePermitBeforeSale>25K
008	785323	0570	9/1/04	\$325,400	%Compl ActivePermitBeforeSale>25K
008	785323	0580	9/15/04	\$315,261	%Compl ActivePermitBeforeSale>25K
008	785323	0610	10/1/04	\$312,482	%Compl ActivePermitBeforeSale>25K
008	785323	0620	10/13/04	\$343,382	%Compl ActivePermitBeforeSale>25K
008	785324	0060	9/7/04	\$677,990	%Compl ActivePermitBeforeSale>25K
008	785324	0070	9/9/04	\$673,990	%Compl ActivePermitBeforeSale>25K
008	785324	0090	10/27/04	\$715,254	%Compl ActivePermitBeforeSale>25K
008	785324	0100	11/1/04	\$690,976	%Compl ActivePermitBeforeSale>25K
008	785324	0690	11/10/04	\$550,930	%Compl ActivePermitBeforeSale>25K
008	785324	0700	10/13/04	\$519,990	%Compl ActivePermitBeforeSale>25K
008	813070	0010	4/17/03	\$350,000	ImpCount
008	867852	0020	3/25/03	\$255,000	DORRatio
008	867852	0070	3/5/03	\$220,000	DORRatio

***Vacant Sales Used in this Annual Update Analysis***  
***Area 75***

There were only 4 vacant land sales in Area 75 an insufficient number for a separate analysis.



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr